
STAFF COMMENTS FOR PLANNING COMMISSION

MEETING DATE: September 6, 2006

Number: **AFP-06-040**

TITLE: Crown Pointe Elevations

REQUEST: Amendment to Final Plan approval for changes to approved elevations

ADDRESS: Norwich & Sharpstead Lanes et al
Crown Pointe Subdivision

ZONE: RP-T (Medium Density Residential)

APPLICANT/REPRESENTATIVE/ATTORNEY/DEVELOPER: (as applicable)

Applicant: NVR Inc. Pete Robertson

Architect: NVR Inc.

Engineer: Patton Harris Rust & Assoc. Nat Ballard

STAFF PERSON: Rob Robinson, Planner

Enclosures:

Staff Comments

Exhibit 1: Location Map

Exhibit 2: Amendment to Final Plan Application

Exhibit 3: Notification List

Exhibit 4: SP-05-0004 SDA

Exhibit 5: Minutes of July 20, 2005 Planning Commission Meeting

Exhibits 6-11: Jamison Place Elevations

Exhibit 12-13: Carnegie Unit Elevations

Exhibit 14-15: Norwood Unit Elevations

Exhibit 16-17: Chart Showing all NV/Ryan Units in Compliance with §24-46

Exhibit 18-19: Pod Site Plans Illustrating Exhibits 16 & 17

Exhibit 20-21: Rear Elevation for Norwood & Carnegie units

STAFF COMMENTS

Background:

The Planning Commission granted final plan approval for the Crown Pointe project (SP-05-0004) on June 15, 2005.(Ex. 4) The approval contained the following condition:

"Applicant shall submit for consent approval from Planning Commission, revised front, rear and side elevations for single family attached and detached units with particular attention to design and architecture as it relates to trim, shutters, windows, columns and upgraded roofing materials."

The Applicant, on July 20, 2005, returned to the Planning Commission, seeking consent approval for compliance with the aforementioned condition. During this meeting, the Applicant presented revised, thematic architectural elevations, which were approved by the Planning Commission.(Ex. 5)

Following that meeting, the Applicant submitted a set of engineered elevations for staff signature. During the review of these "to-scale" plans, staff determined that these structures were not in compliance with the height restrictions in the RP-T zone. Section 24-46, of the Zoning Ordinance, establishes that building heights in the RP-T zone may not exceed thirty-five (35) feet.

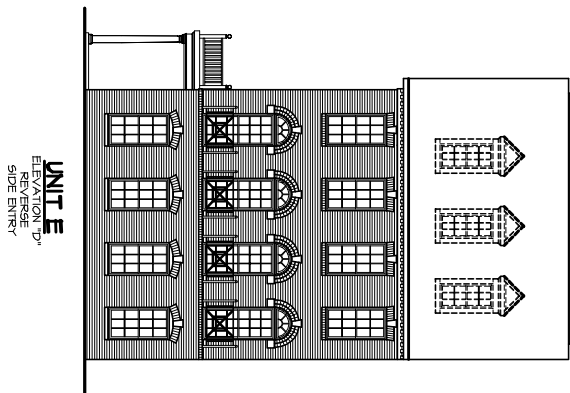
Application Request:

The Applicant has submitted application AFP-06-040 to the Planning Commission, seeking approval for revised elevations. Following discussions with staff, the Applicant modified architecture to comply with the RP-T zone height requirements. The roof pitches were changed from: 8/12 down to 6/12 on the Jamison Place units; 7.5/12 down to 6/12 on the Carnegie units; and 7/12 to 5/12 on the Norwood units to get below the thirty-five foot (35') cap. Additionally, the dormer windows were slightly reduced to keep the scale appropriate with the roof pitch. These changes allow all 68 lots to meet the height requirement. (Ex. 16-19) Staff believes that the proposed changes not only allow compliance with the RP-T zone, but also retain and embody the "thematic" elevations approved by the Planning Commission on July 20, 2005.

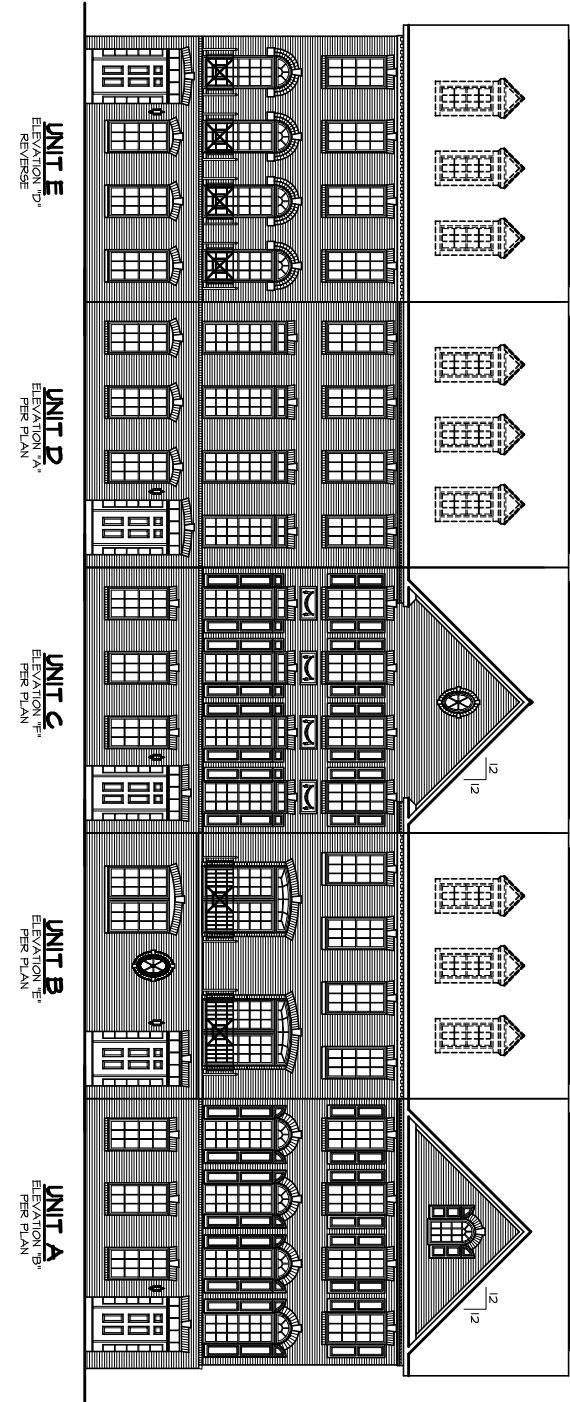
STAFF CONCLUSION

Staff recommends approval of **AFP-06-040**, finding it in conformance with §24-170; §24-172; and §24-46, Chapter 24 (Zoning) of the City Ordinance, with the following conditions:

1. Applicant to revise elevation plans to show all building materials in compliance with the X-181 annexation agreement
2. Applicant to revise elevation plans to show all architectural details' (windows, shutters, columns, dormers, etc.) dimensions and materials



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ELEVATION "D"
REVERSE
SIDE ENTRY



UNIT E
ELEVATION "D"
REVERSE

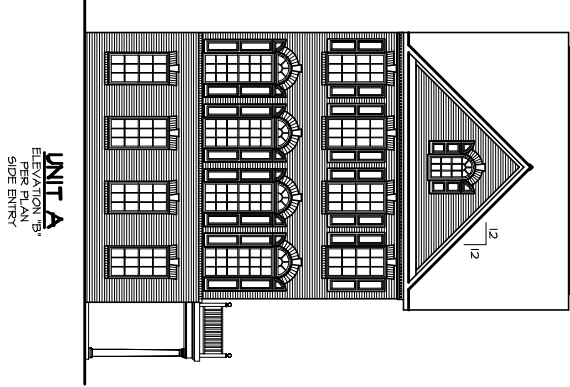
UNIT D
ELEVATION "A"
PER PLAN

UNIT C
ELEVATION "F"
PER PLAN

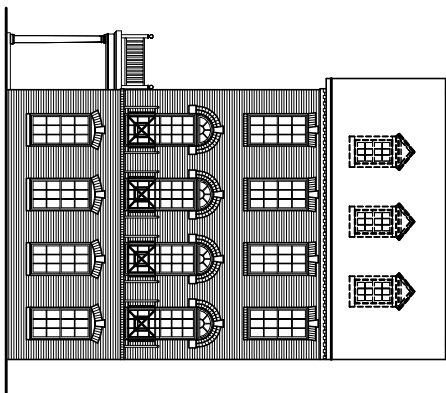
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ELEVATION "E"
PER PLAN

UNIT A
ELEVATION "B"
PER PLAN

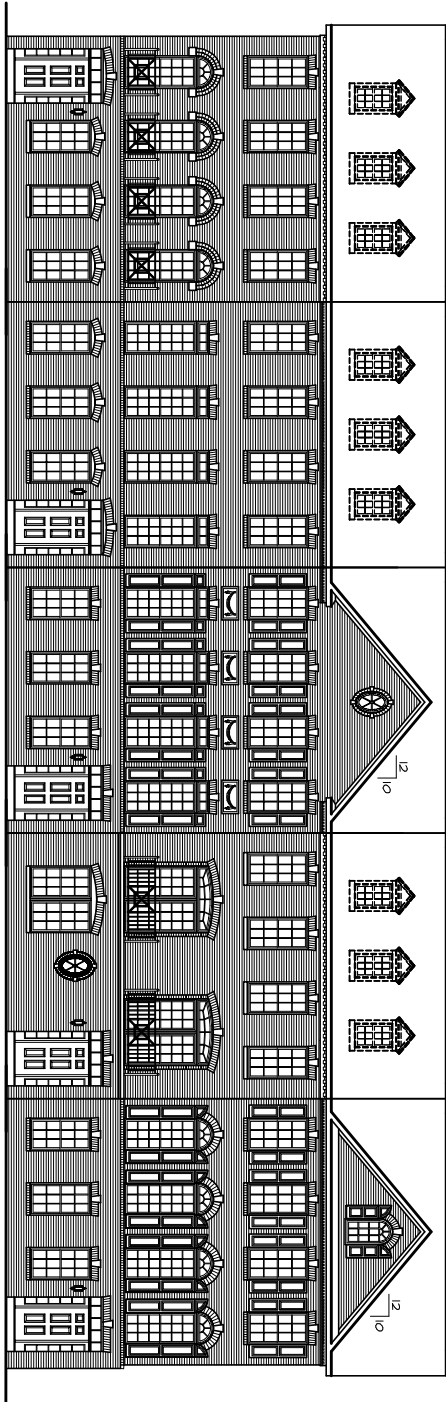
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EXISTING 5 UNIT BUILDING
SCALE: 1/8" = 1'-0"



UNIT A
ELEVATION "B"
PER PLAN
SIDE ENTRY



UNIT E
ELEVATION "D"
REVERSE
SIDE ENTRY



UNIT E
ELEVATION "D"
REVERSE

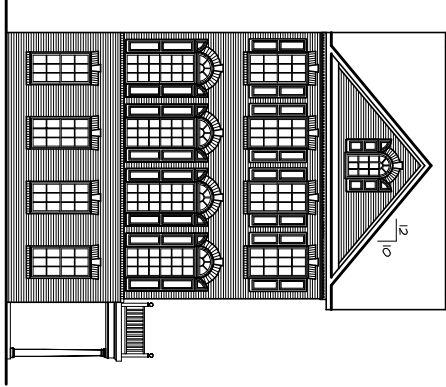
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UNIT C
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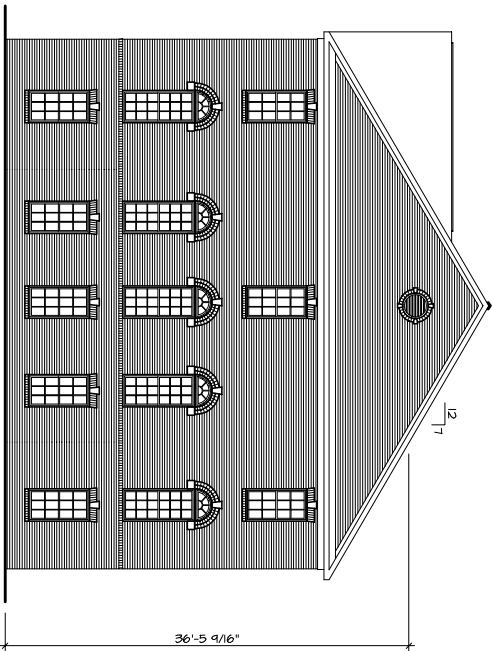
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UNIT A
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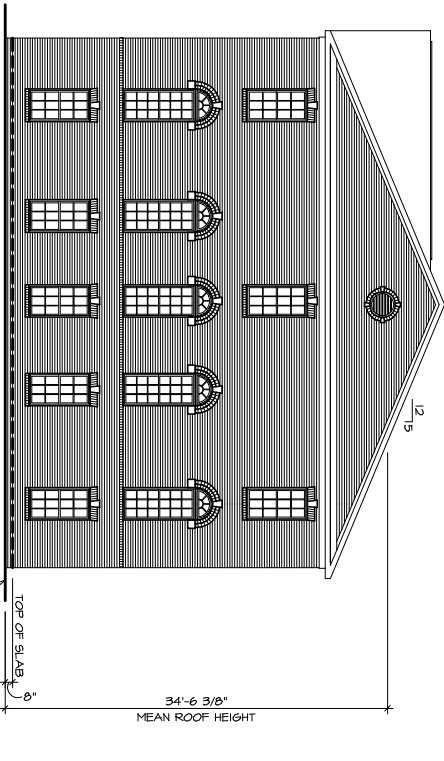
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PROPOSED 5 UNIT BUILDING W/ 5/12 ROOF PITCH
SCALE: 1/8" = 1'-0"



UNIT A
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PER PLAN
SIDE ENTRY

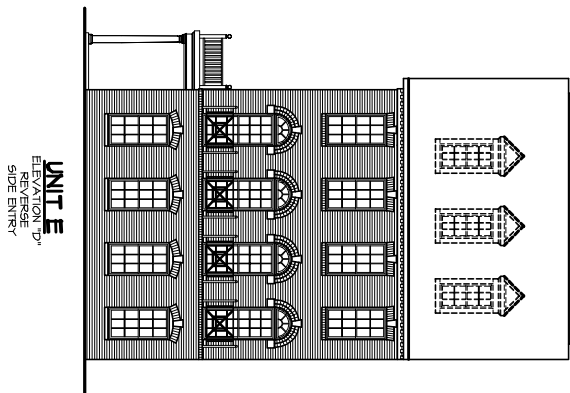


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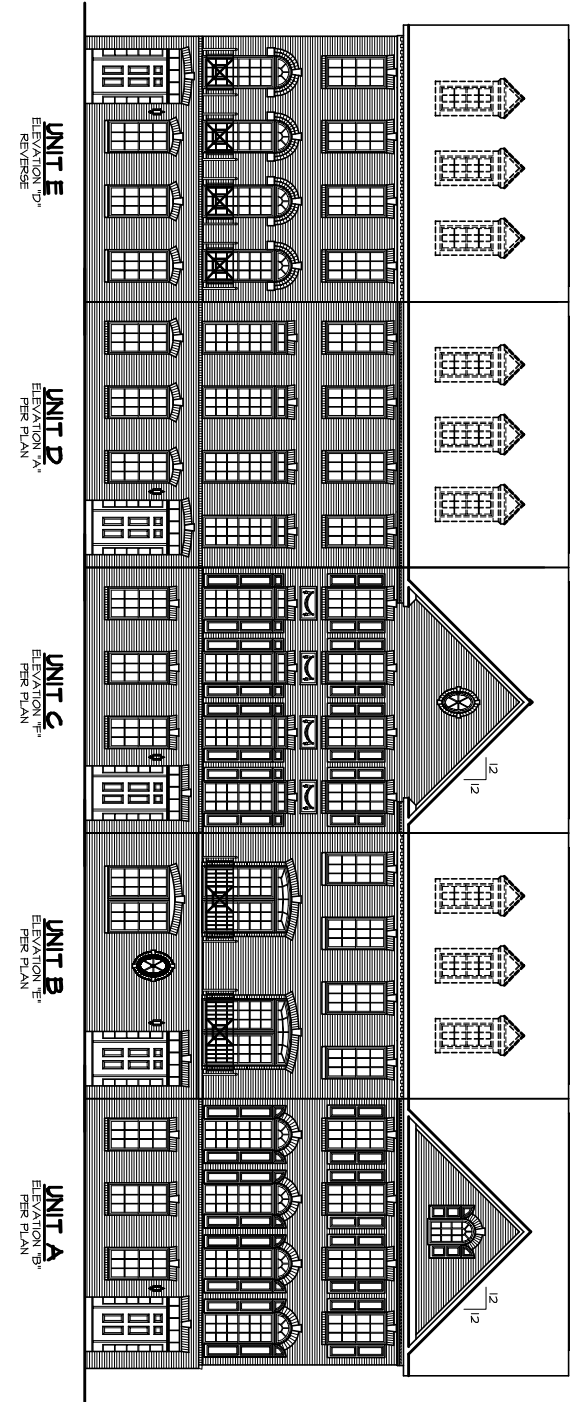


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PROPOSED SIDE ELEVATION
SCALE: 1/8" = 1'-0"

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	OPTION DESCRIPTION	OPTION		BY:			



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ELEVATION "D"
REVERSE
SIDE ENTRY



UNIT E
ELEVATION "D"
REVERSE

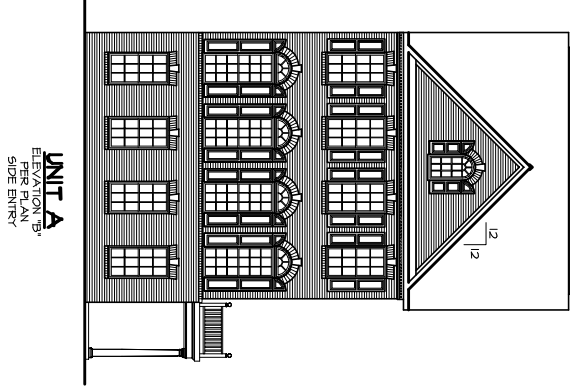
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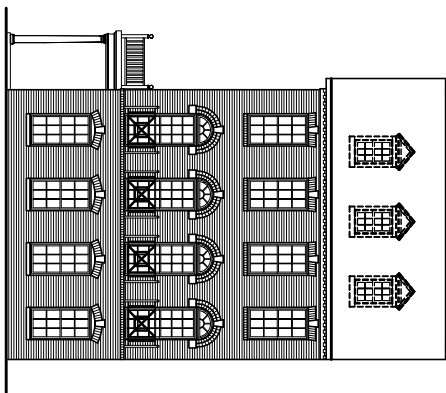
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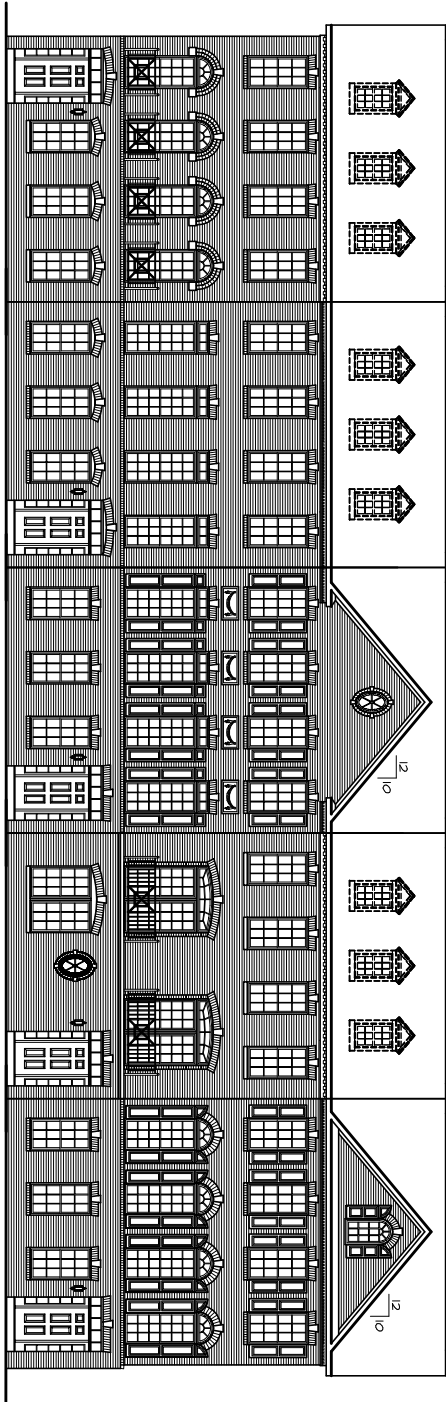
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UNIT A
ELEVATION "B"
PER PLAN
SIDE ENTRY



UNIT E
ELEVATION "D"
REVERSE
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UNIT E
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REVERSE

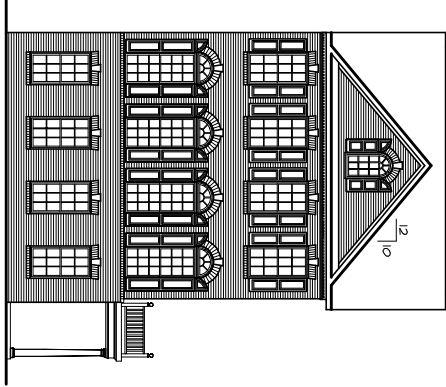
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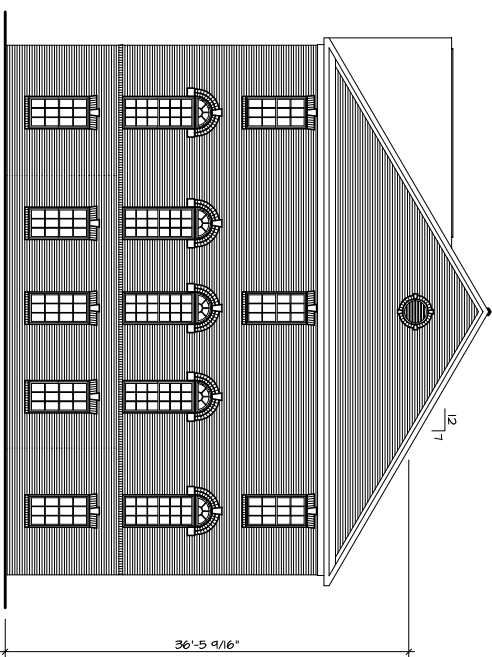
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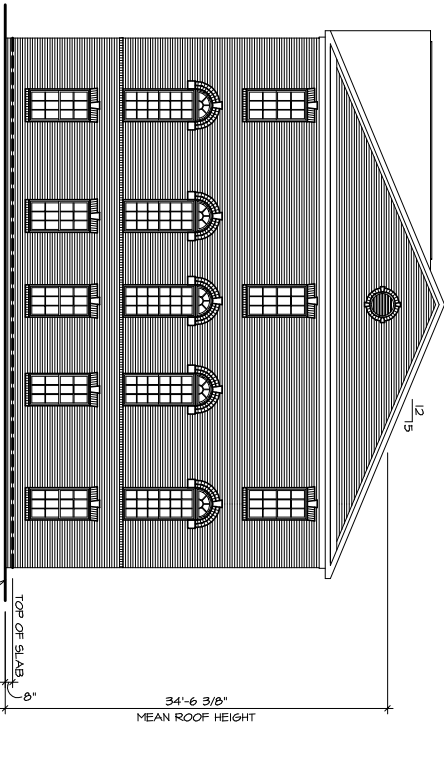
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PER PLAN
SIDE ENTRY

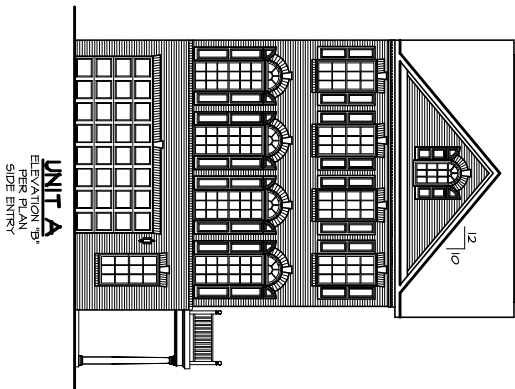
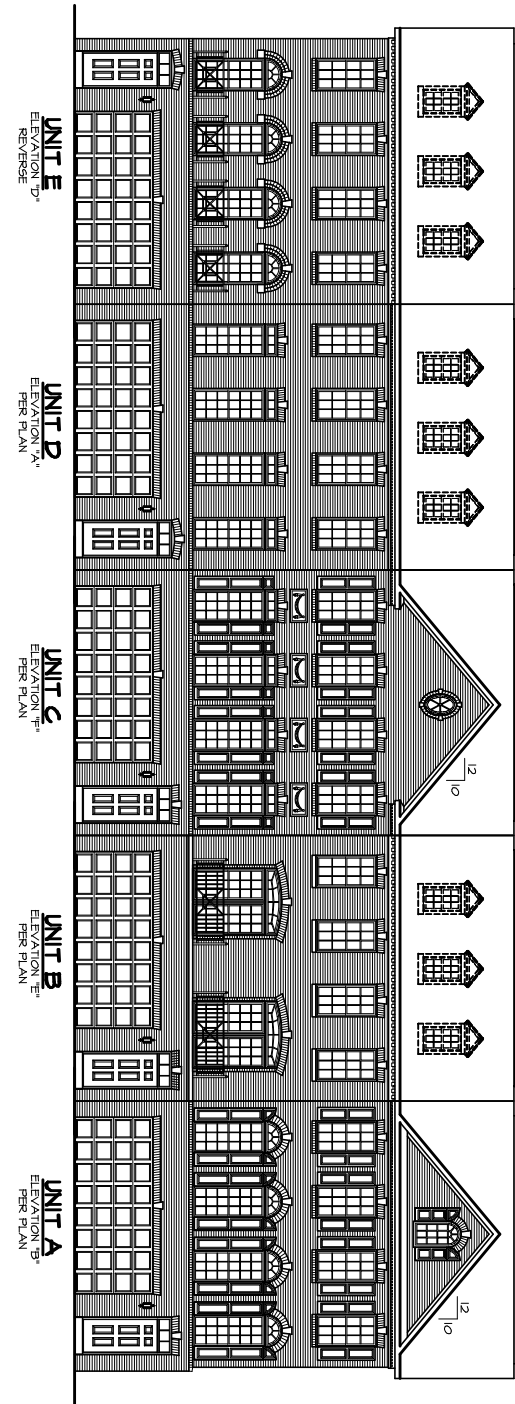
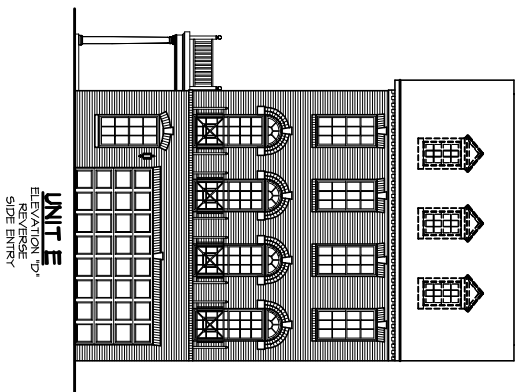
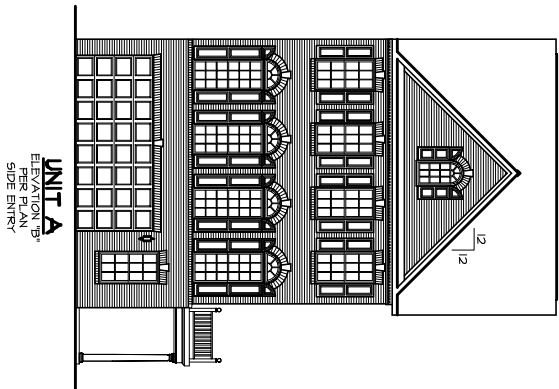
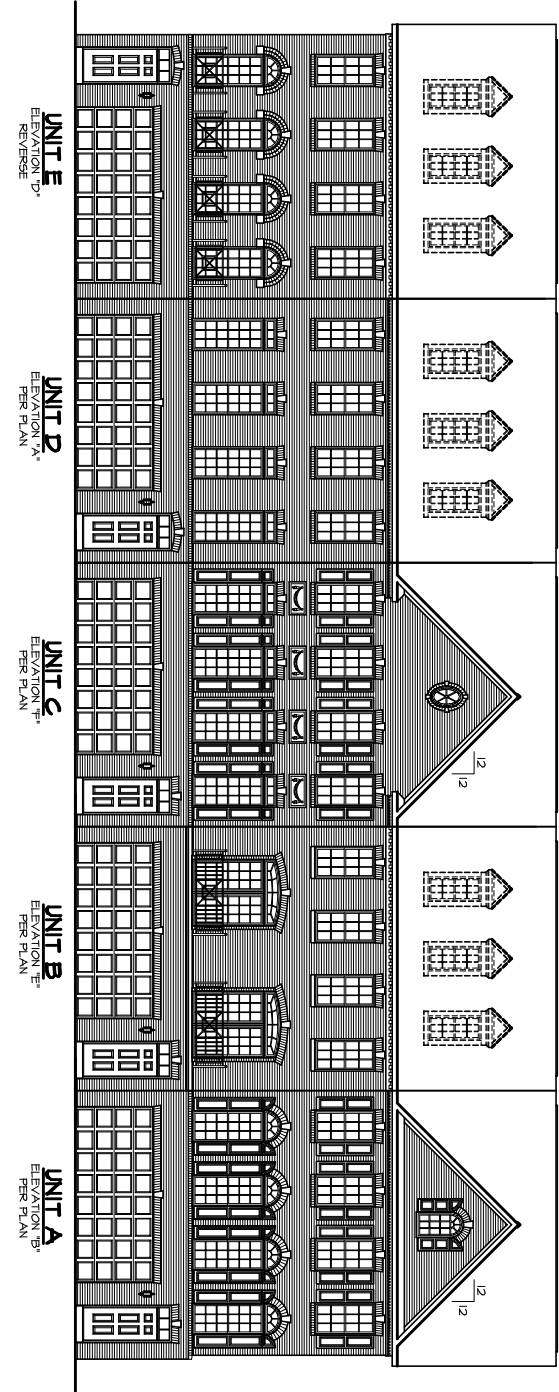
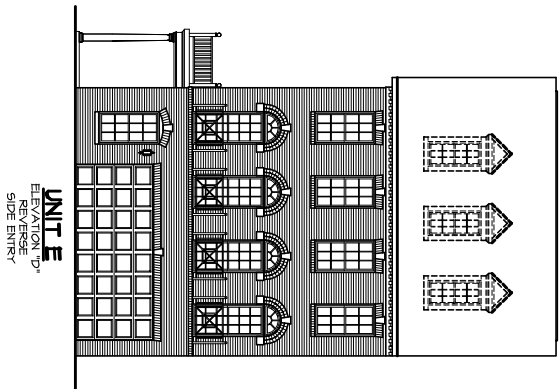


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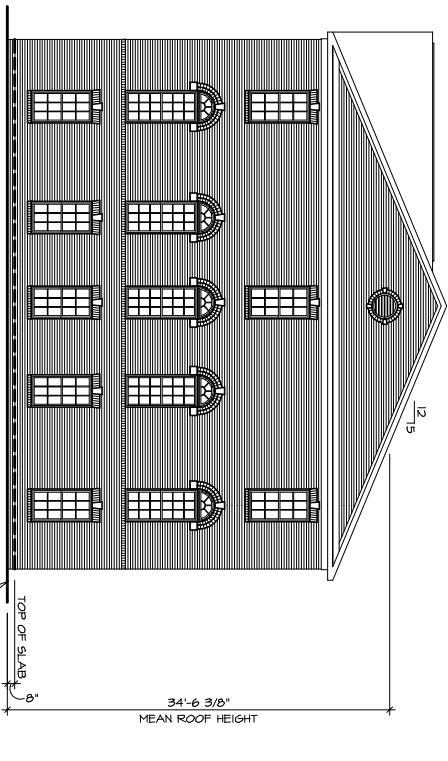
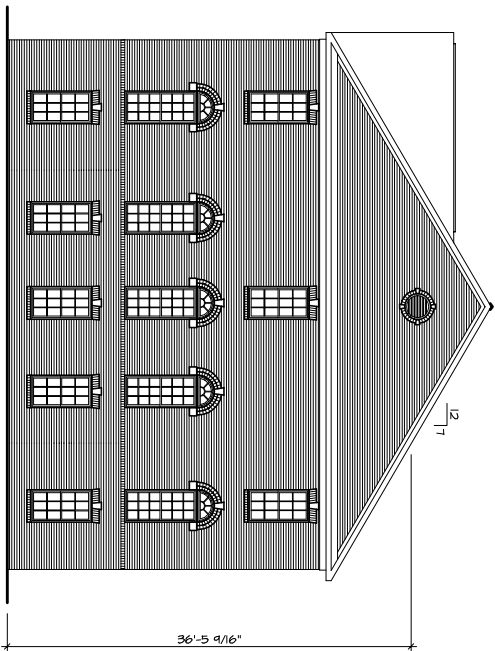


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PROPOSED SIDE ELEVATION
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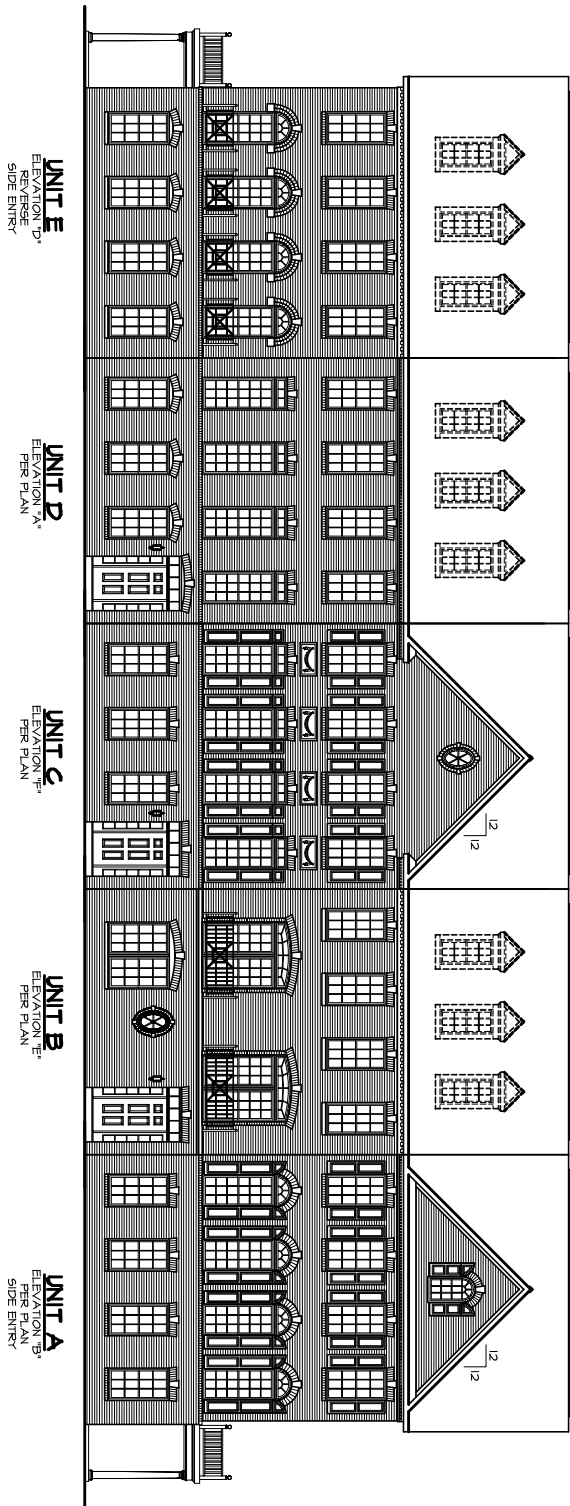
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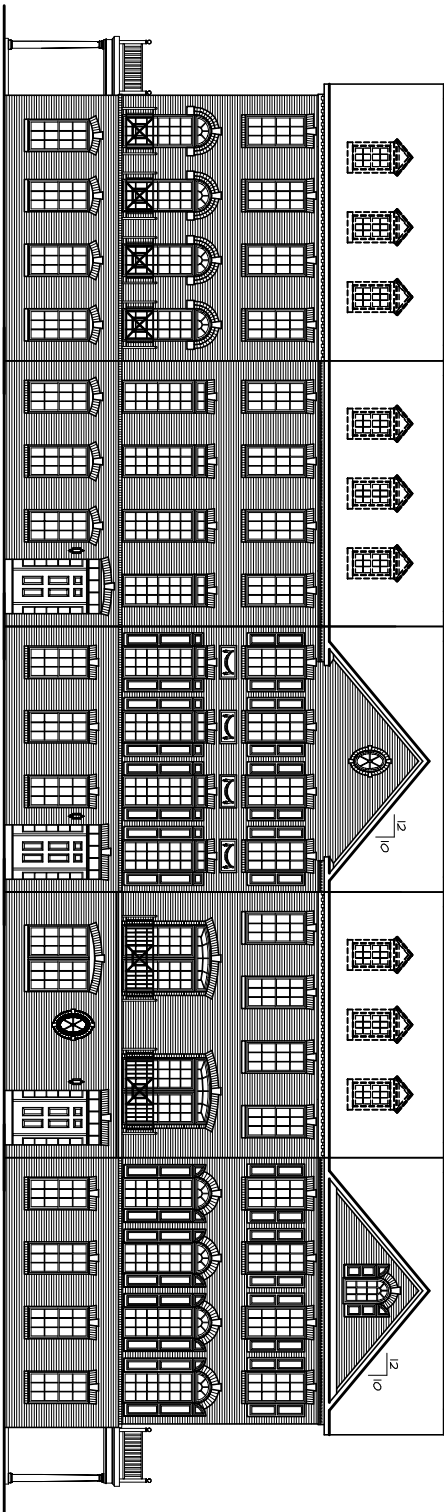
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PROPOSED SIDE ELEVATION

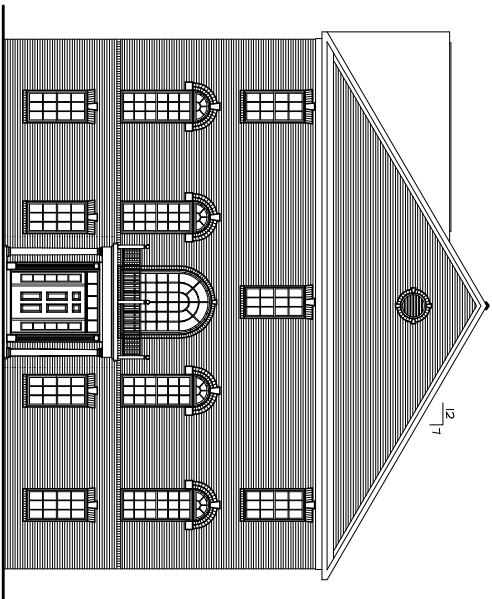
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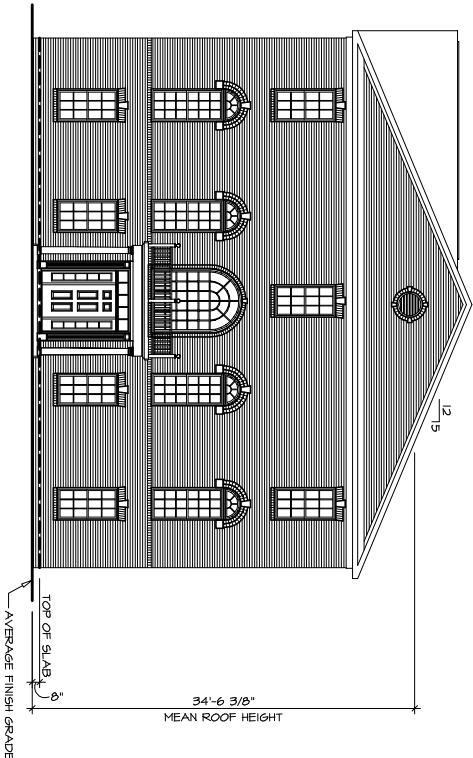
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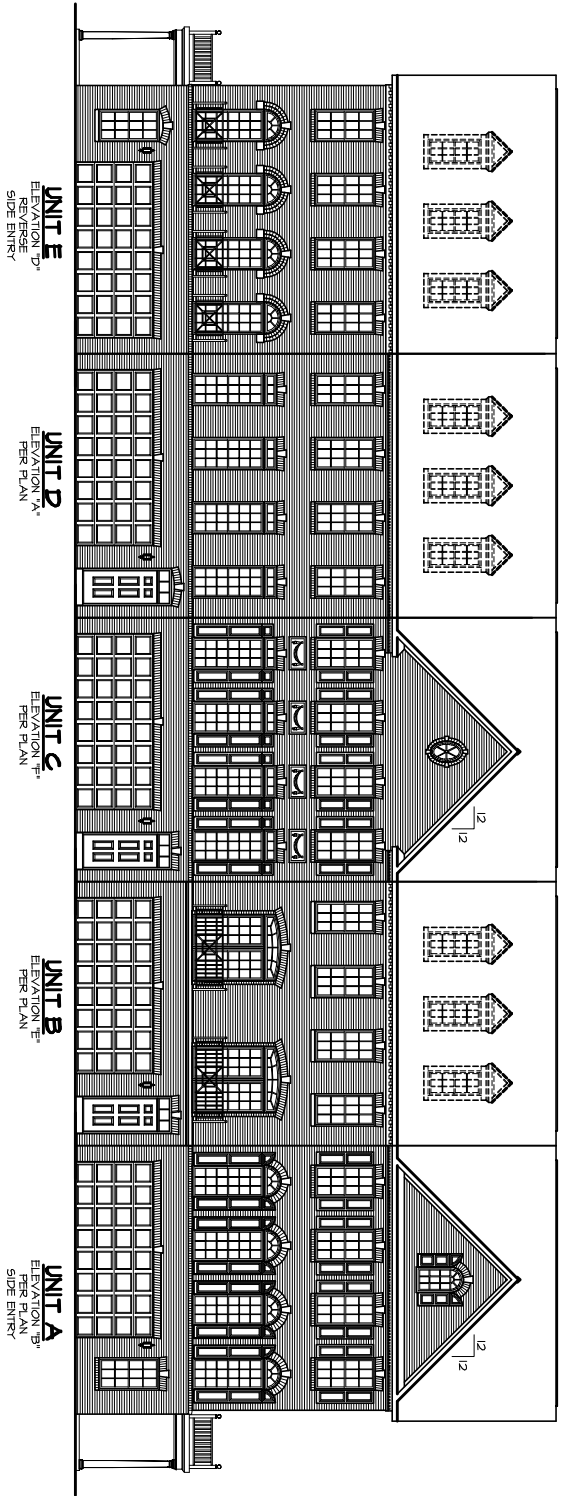


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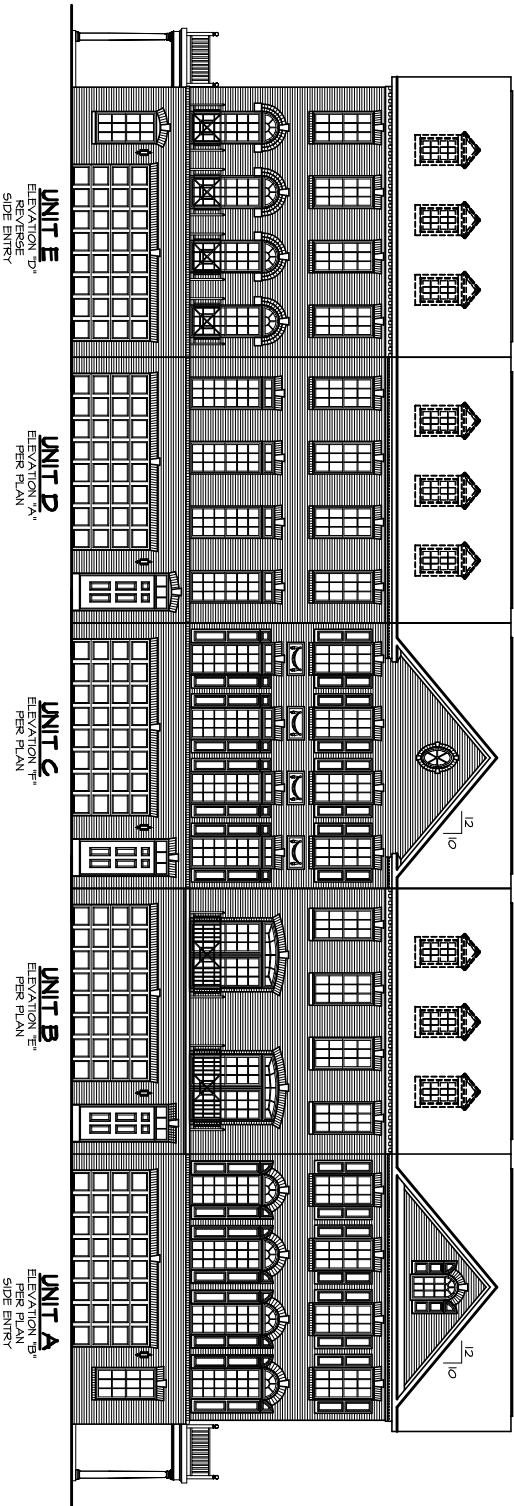


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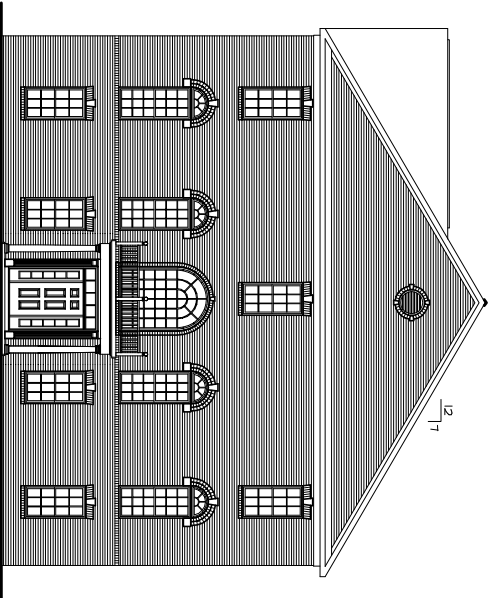
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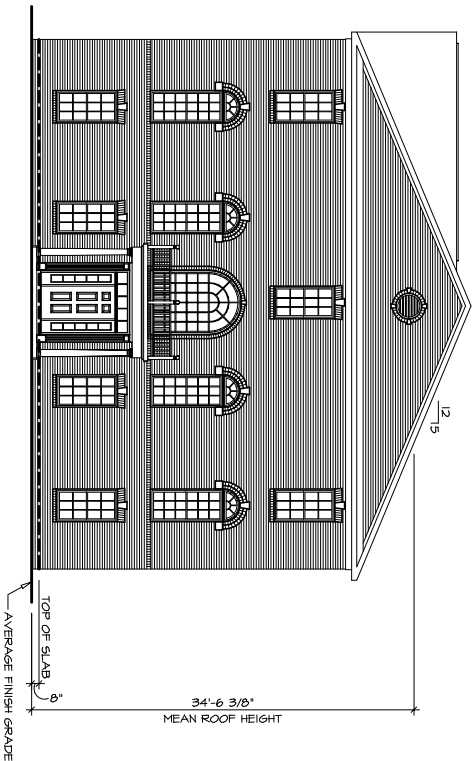
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SCALE: 1/8" = 1'-0"

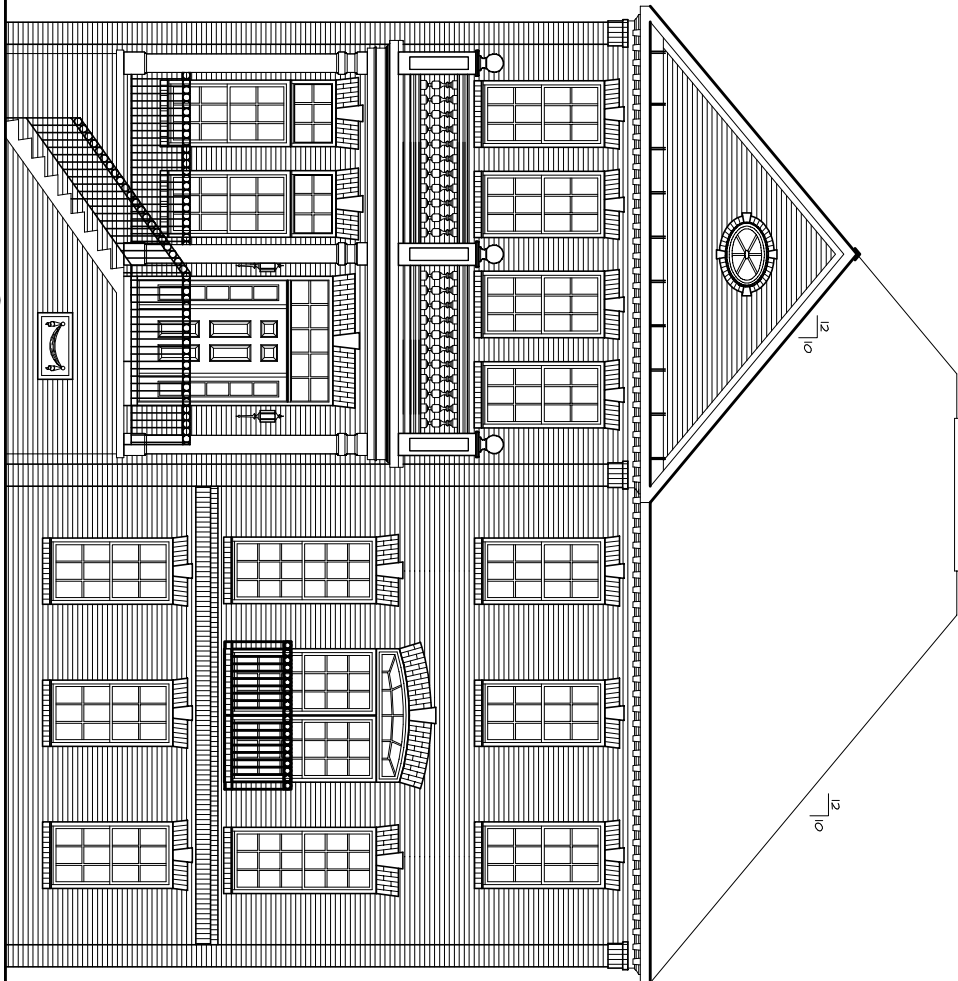


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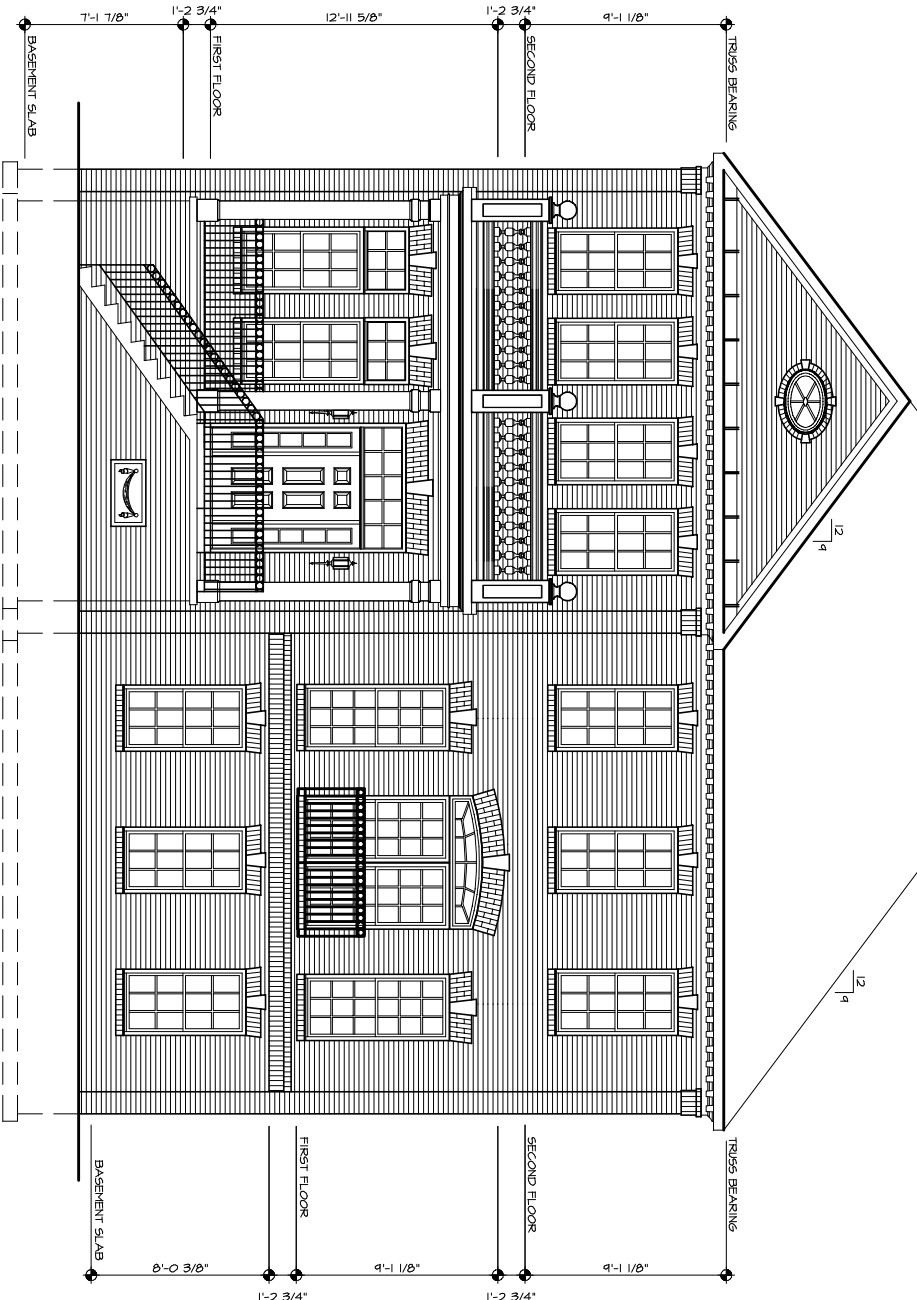


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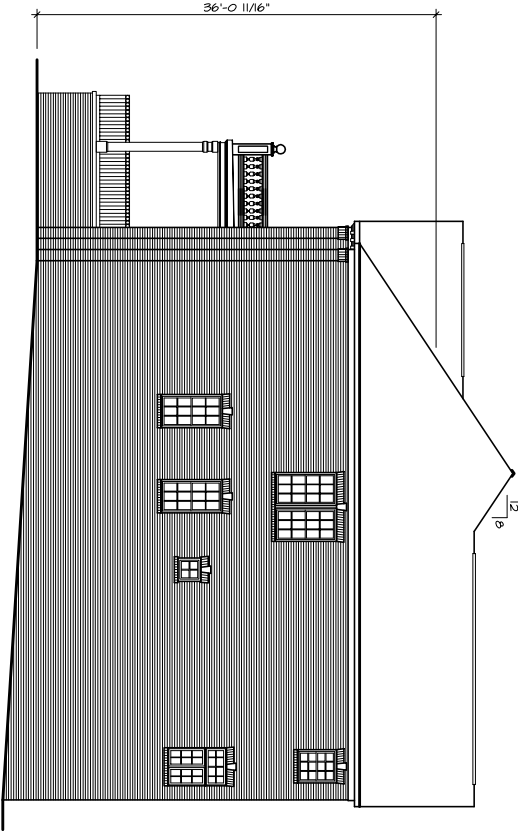
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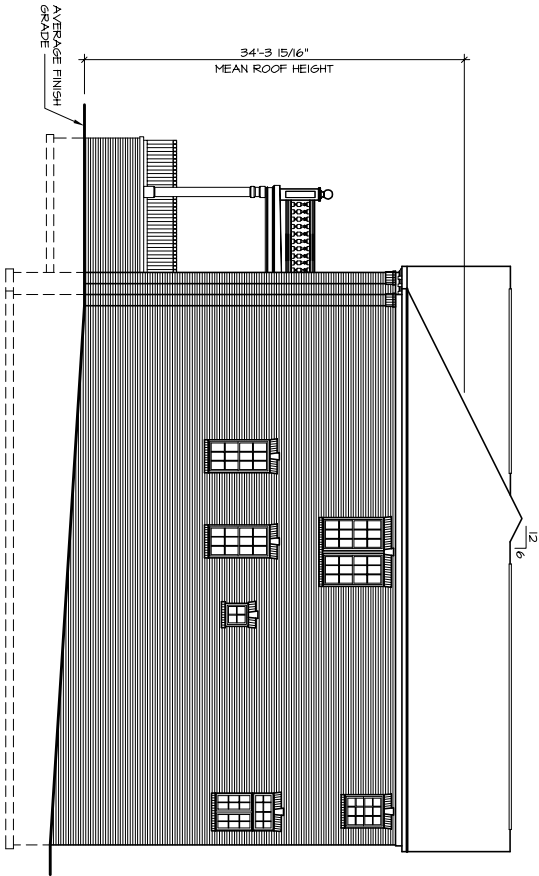
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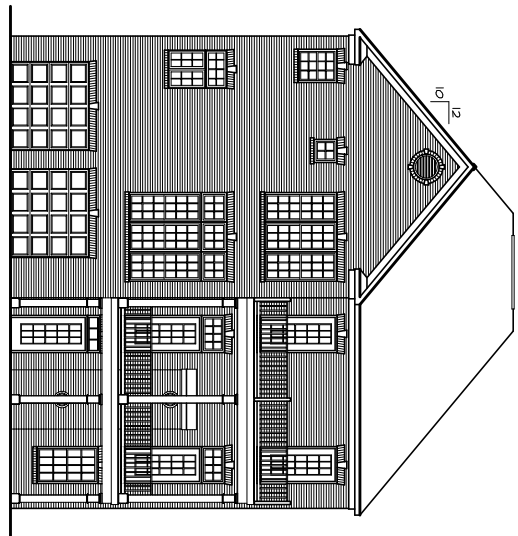
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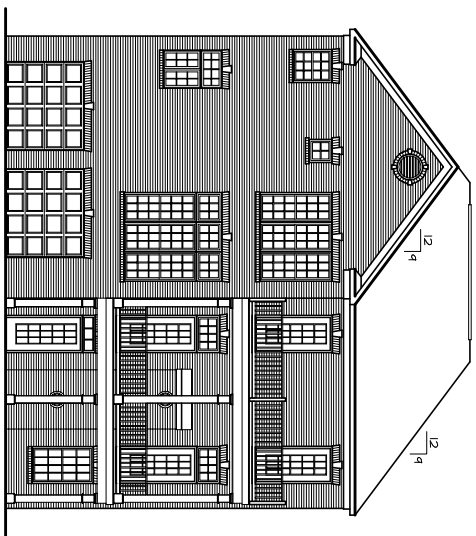
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5
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PROPOSED SIDE ELEVATION
SCALE: 1/8" = 1'-0"



3
A-1
EXISTING REAR ELEVATION
SCALE: 1/8" = 1'-0"



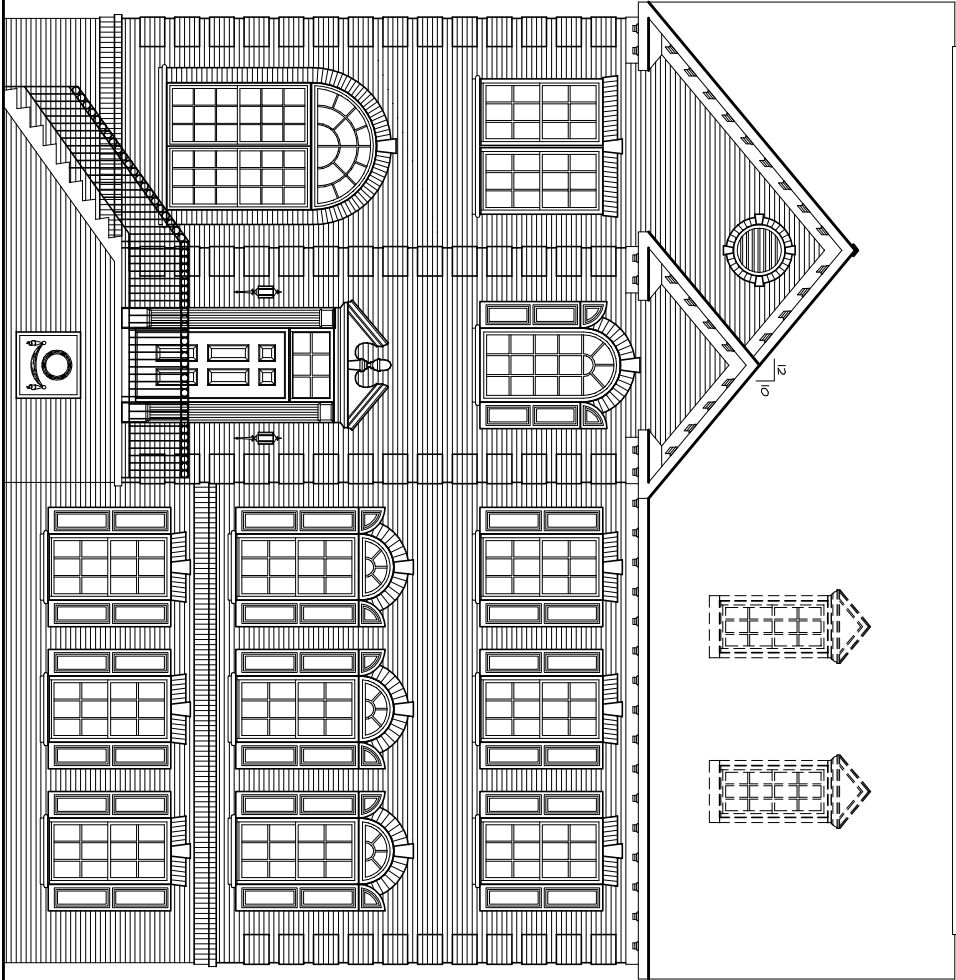
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6	OPTION DESCRIPTION	OPTION

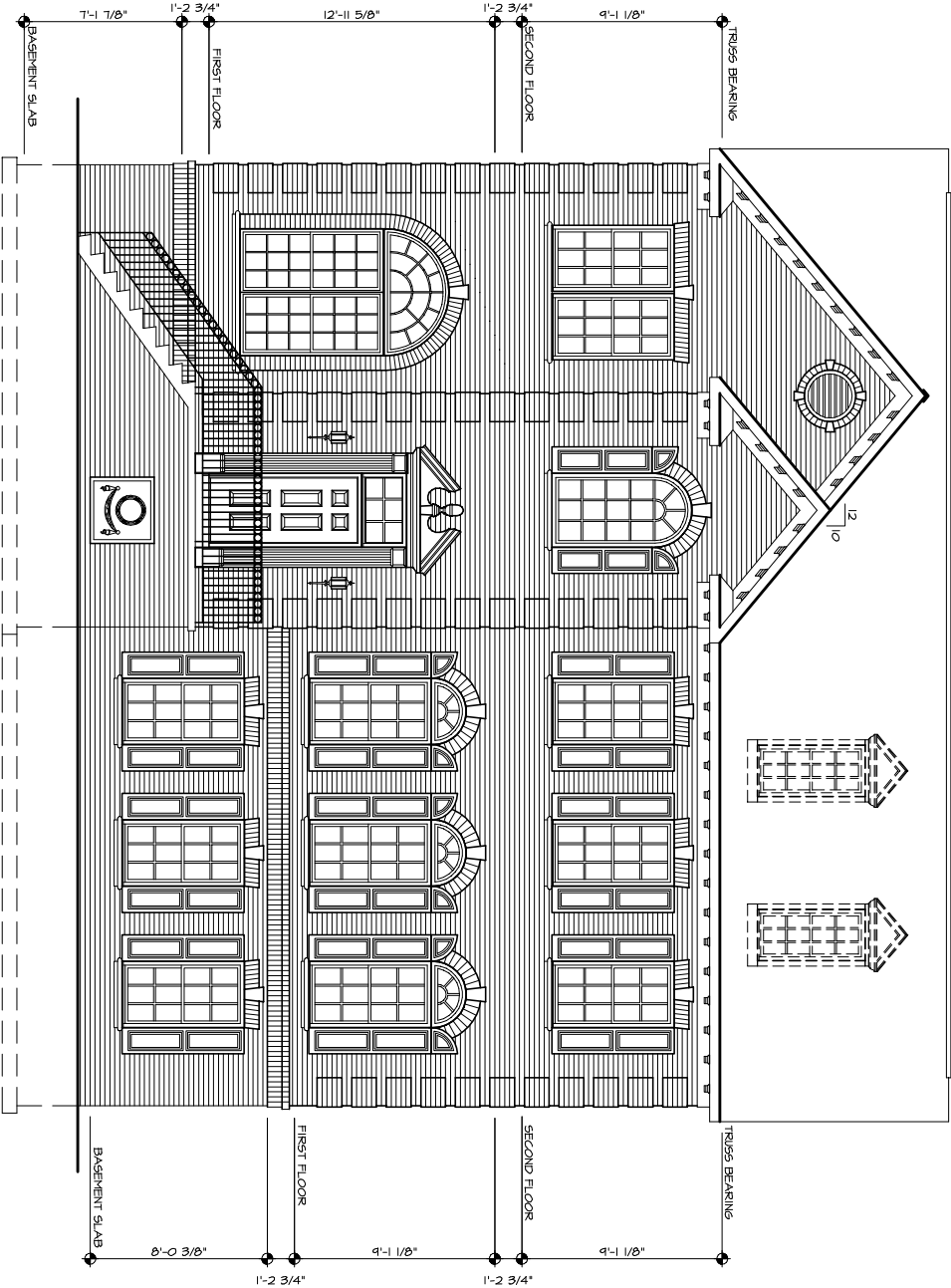


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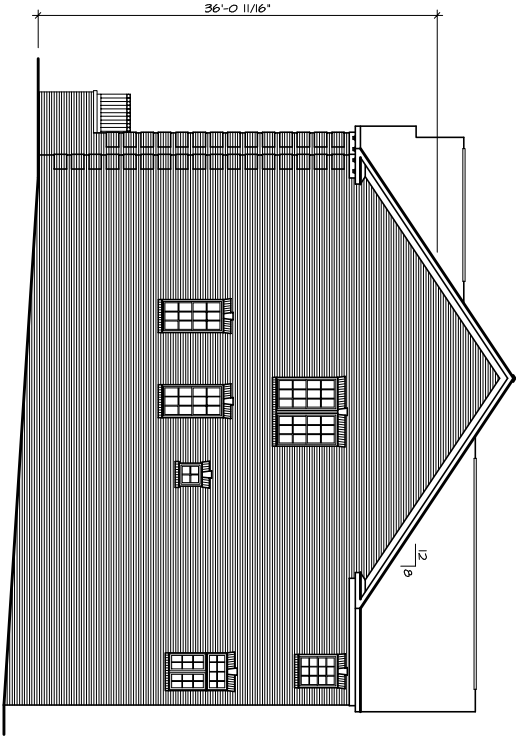
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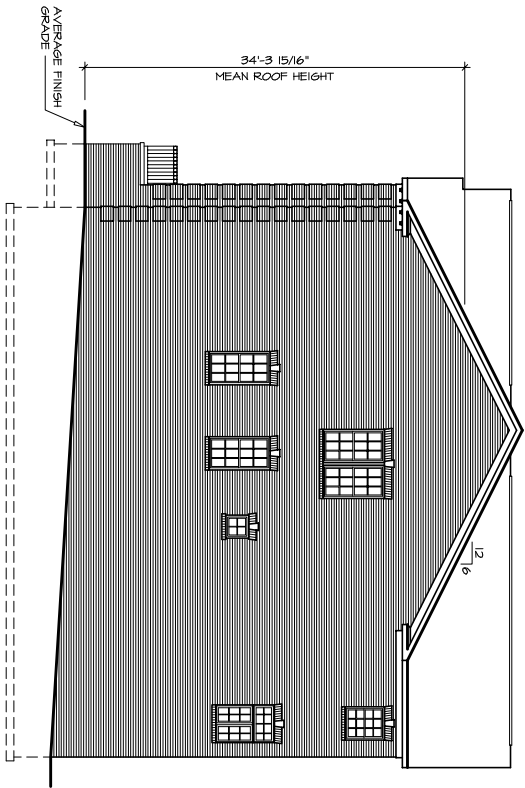
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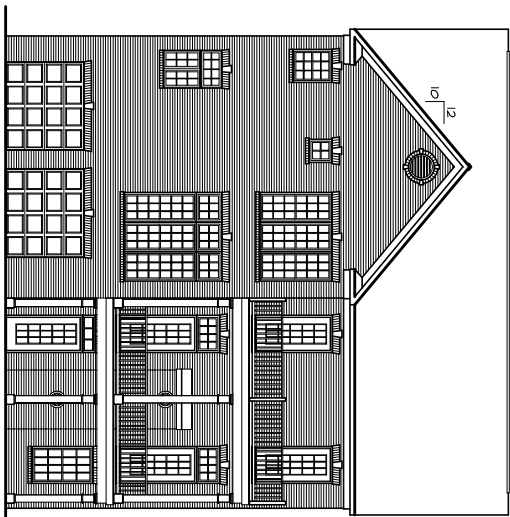
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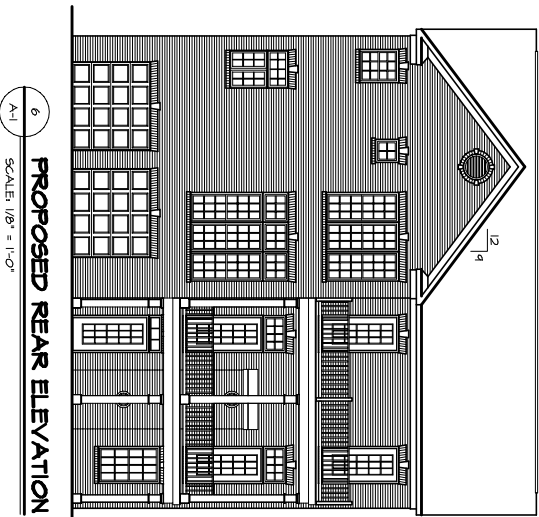
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PROPOSED SIDE ELEVATION
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EXISTING REAR ELEVATION
SCALE: 1/8" = 1'-0"



6
PROPOSED REAR ELEVATION
SCALE: 1/8" = 1'-0"

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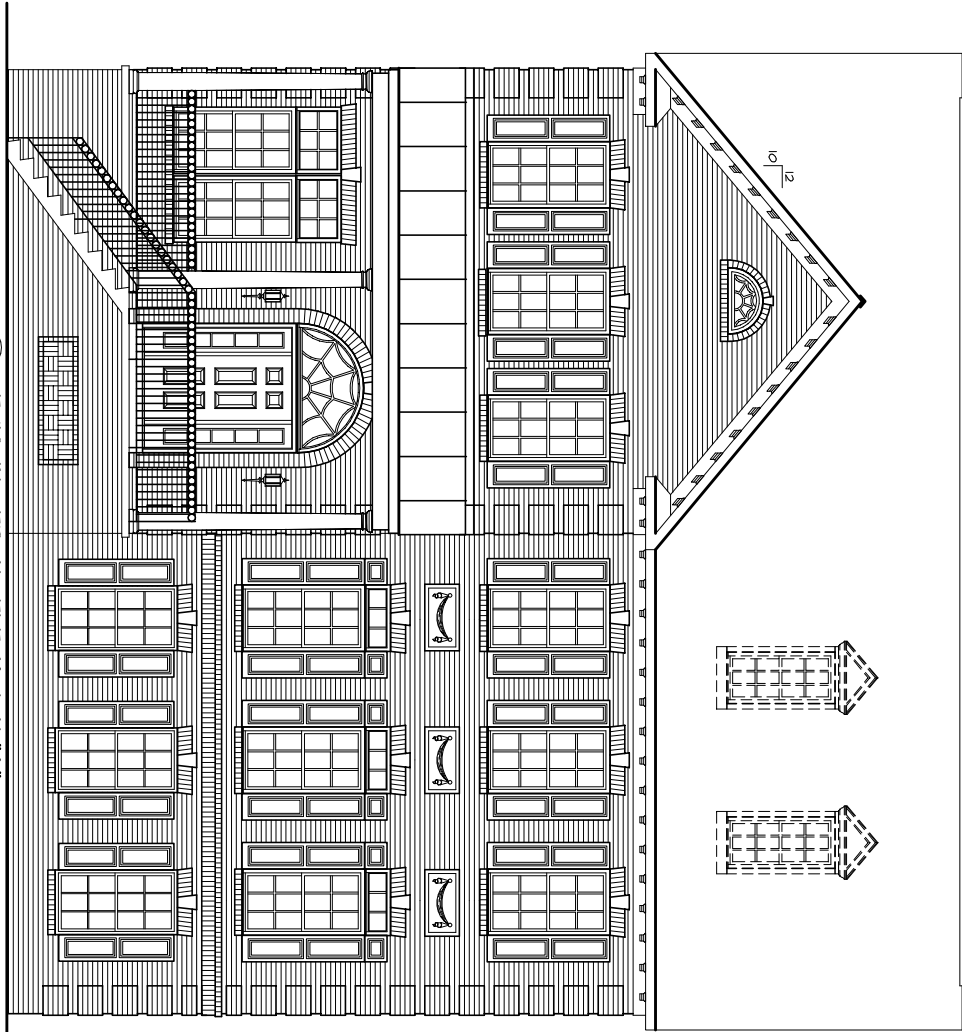
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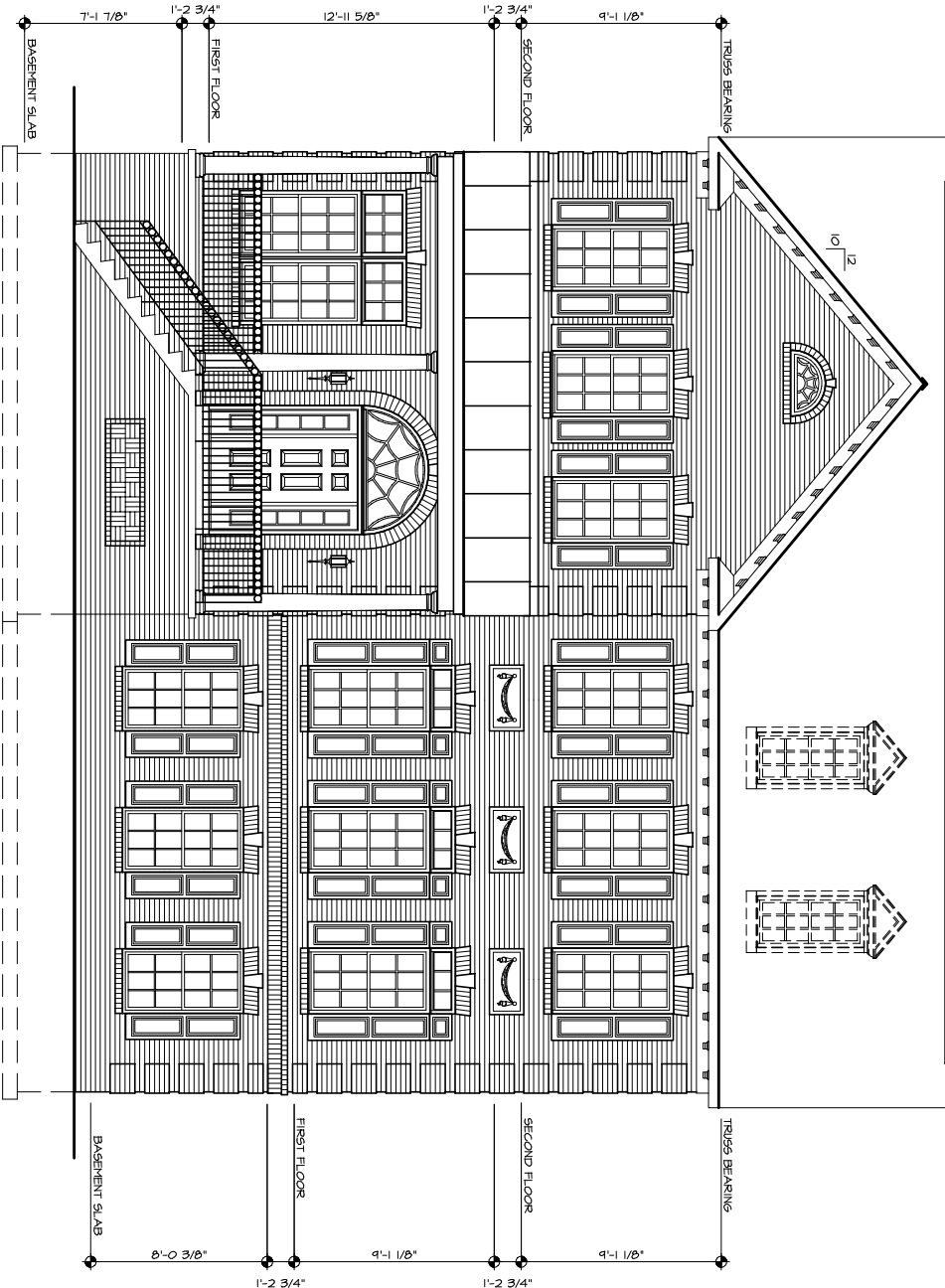
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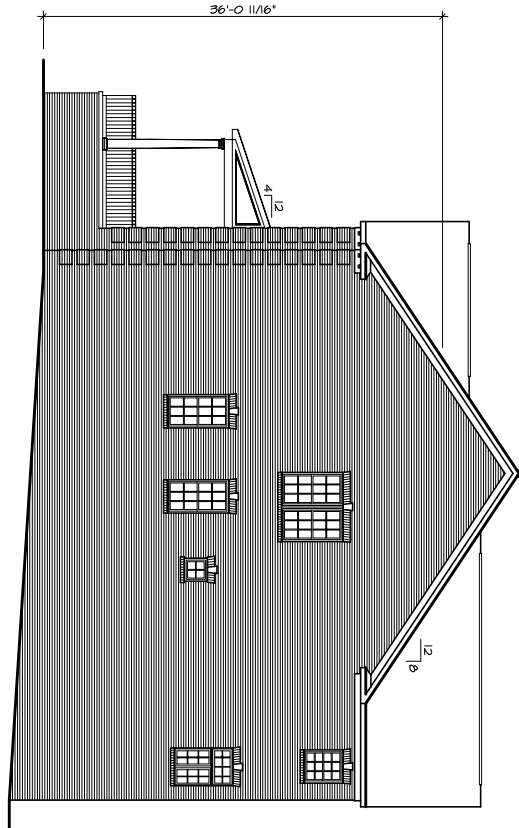
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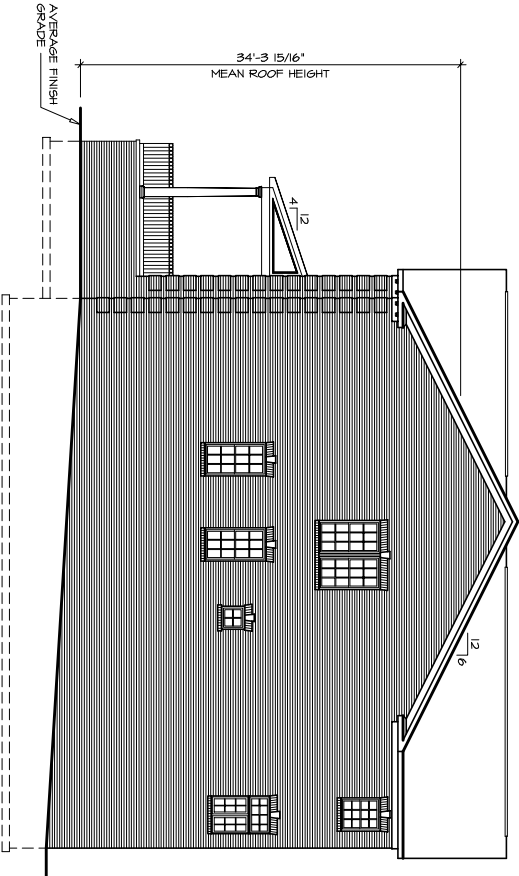
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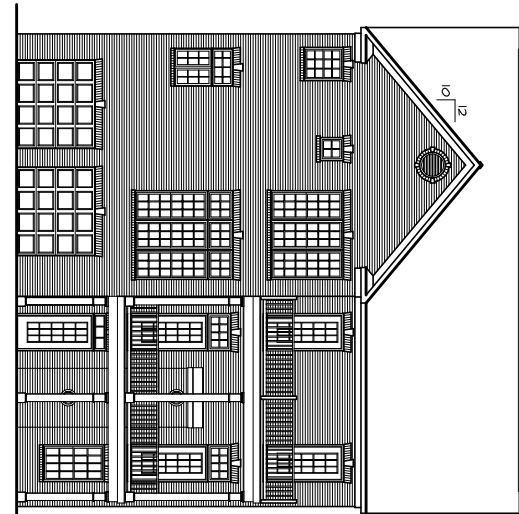
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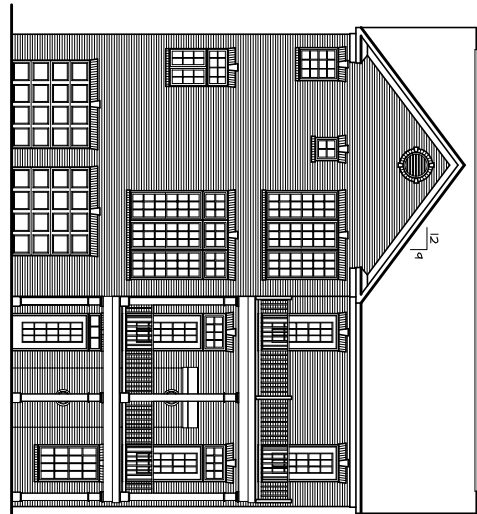
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SCALE: 1/8" = 1'-0"



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PROPOSED SIDE ELEVATION
SCALE: 1/8" = 1'-0"



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PROPOSED REAR ELEVATION
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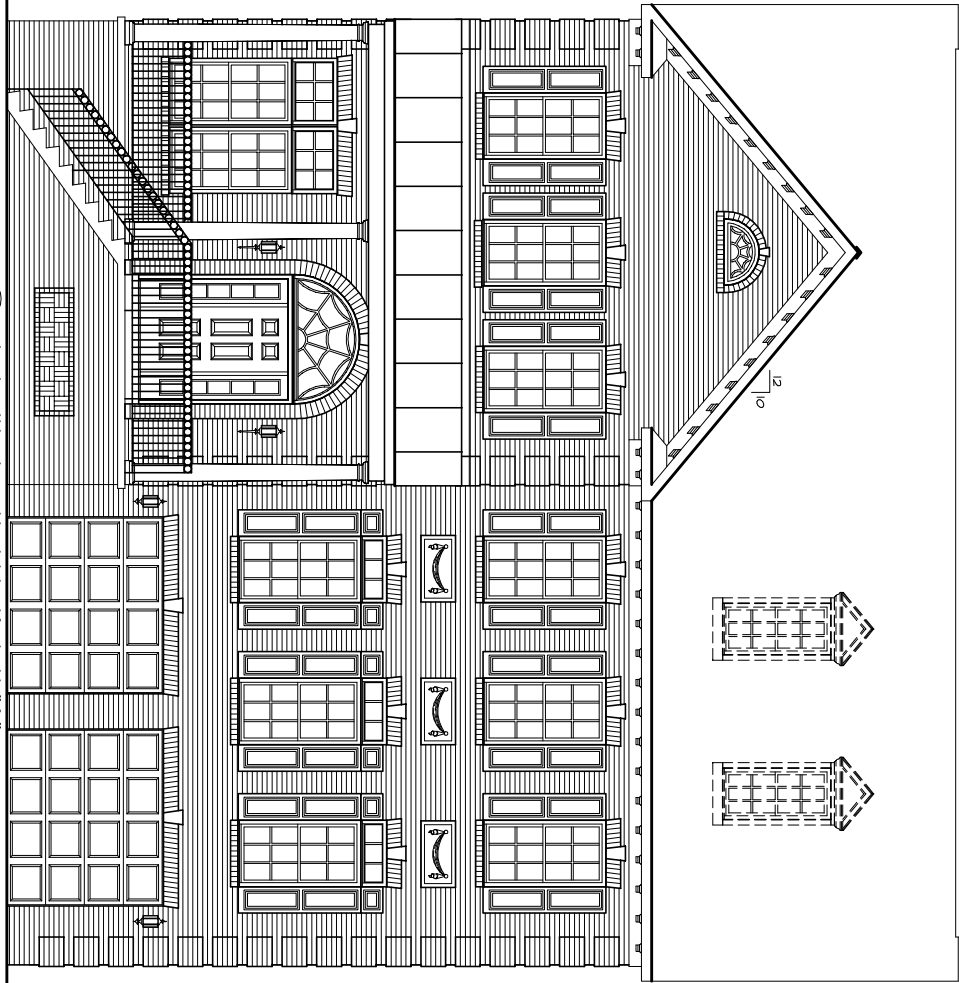
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	ELEVATION "A" W/ REAR ENTRY GARAGE	DATE: 6-22-06
2	OPTION DESCRIPTION	OPTION

Ryan Homes

NVR, Inc.
Architectural Services
Architects
21 Byte Court, Suite A
Frederick, MD 21702

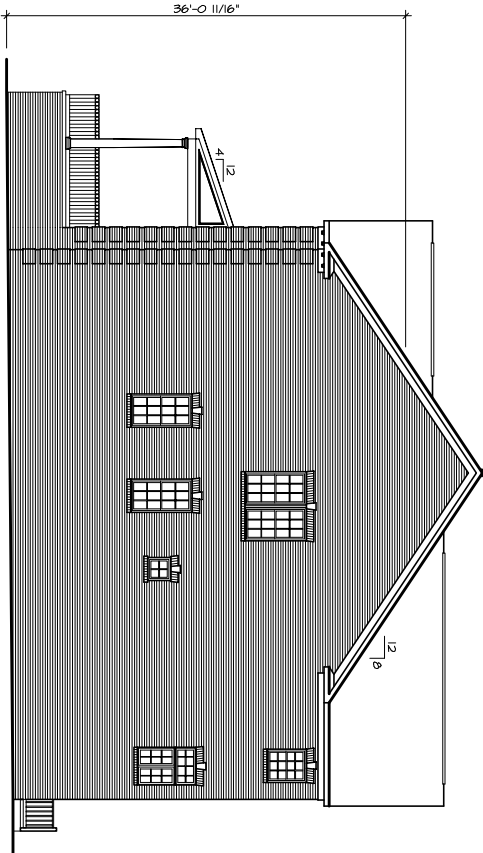
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BY: _____
BY: _____

REV. NO.	DATE	REMARKS



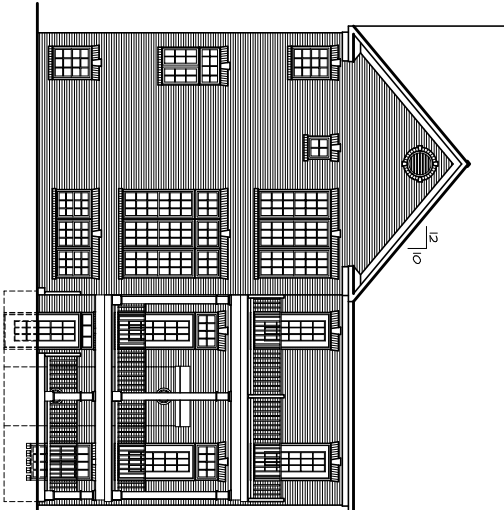
1
EXISTING FRONT ELEVATION "A"

SCALE: 1/4" = 1'-0"



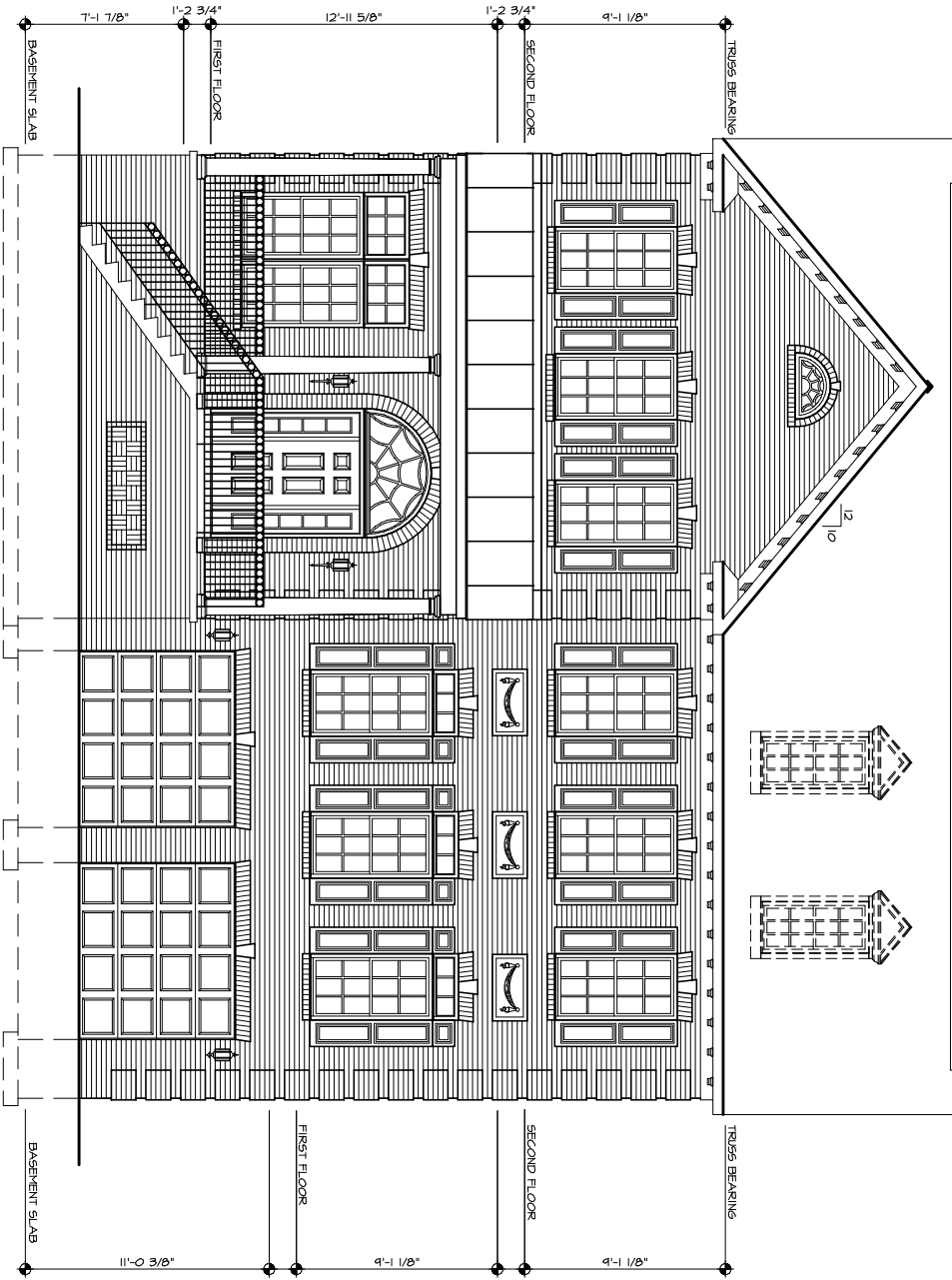
2
EXISTING SIDE ELEVATION

SCALE: 1/8" = 1'-0"



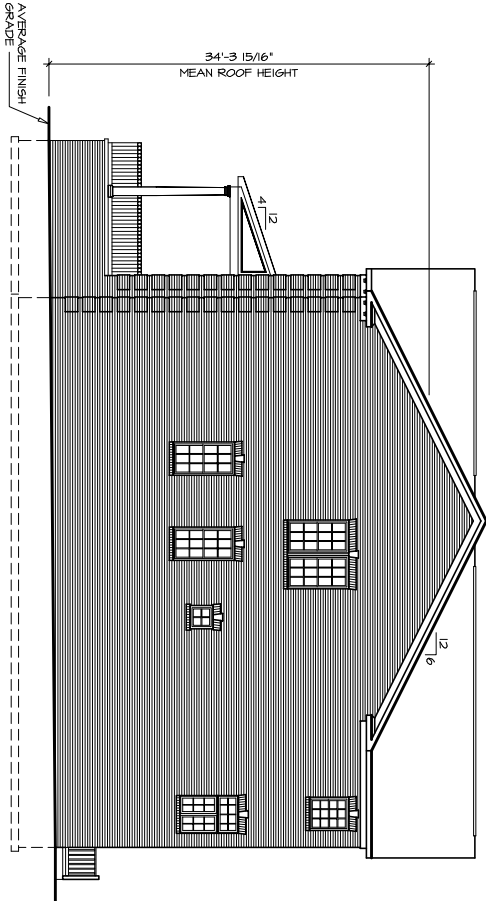
3
EXISTING REAR ELEVATION

SCALE: 1/8" = 1'-0"



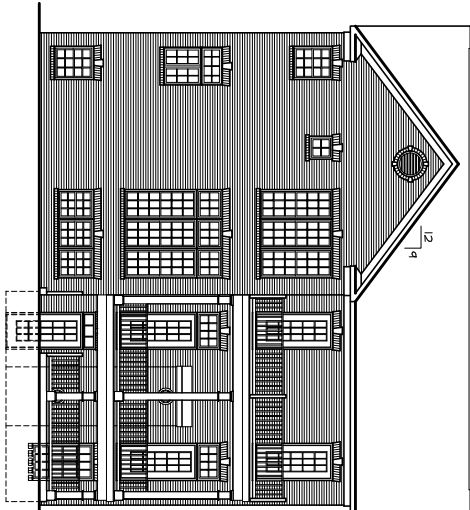
4
PROPOSED FRONT ELEVATION "A" W/ 6/12 ROOF PITCH

SCALE: 1/4" = 1'-0"



5
PROPOSED SIDE ELEVATION

SCALE: 1/8" = 1'-0"



6
PROPOSED REAR ELEVATION

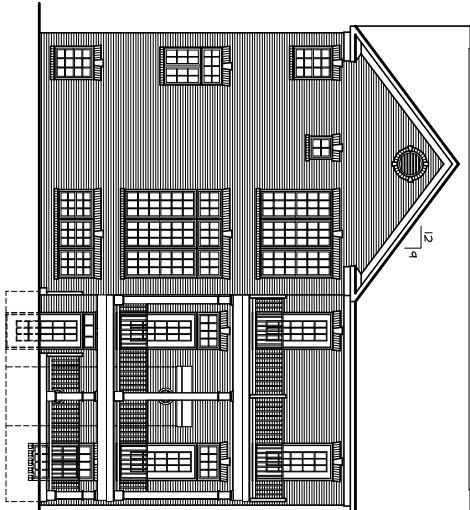
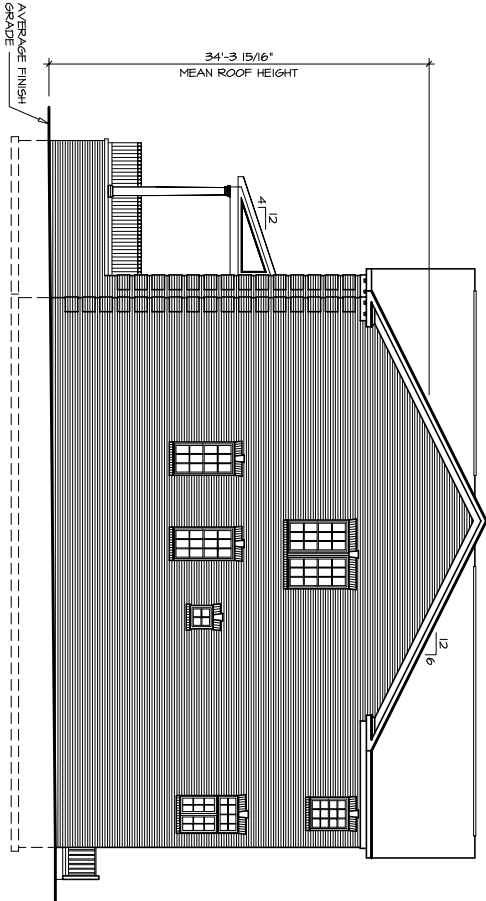
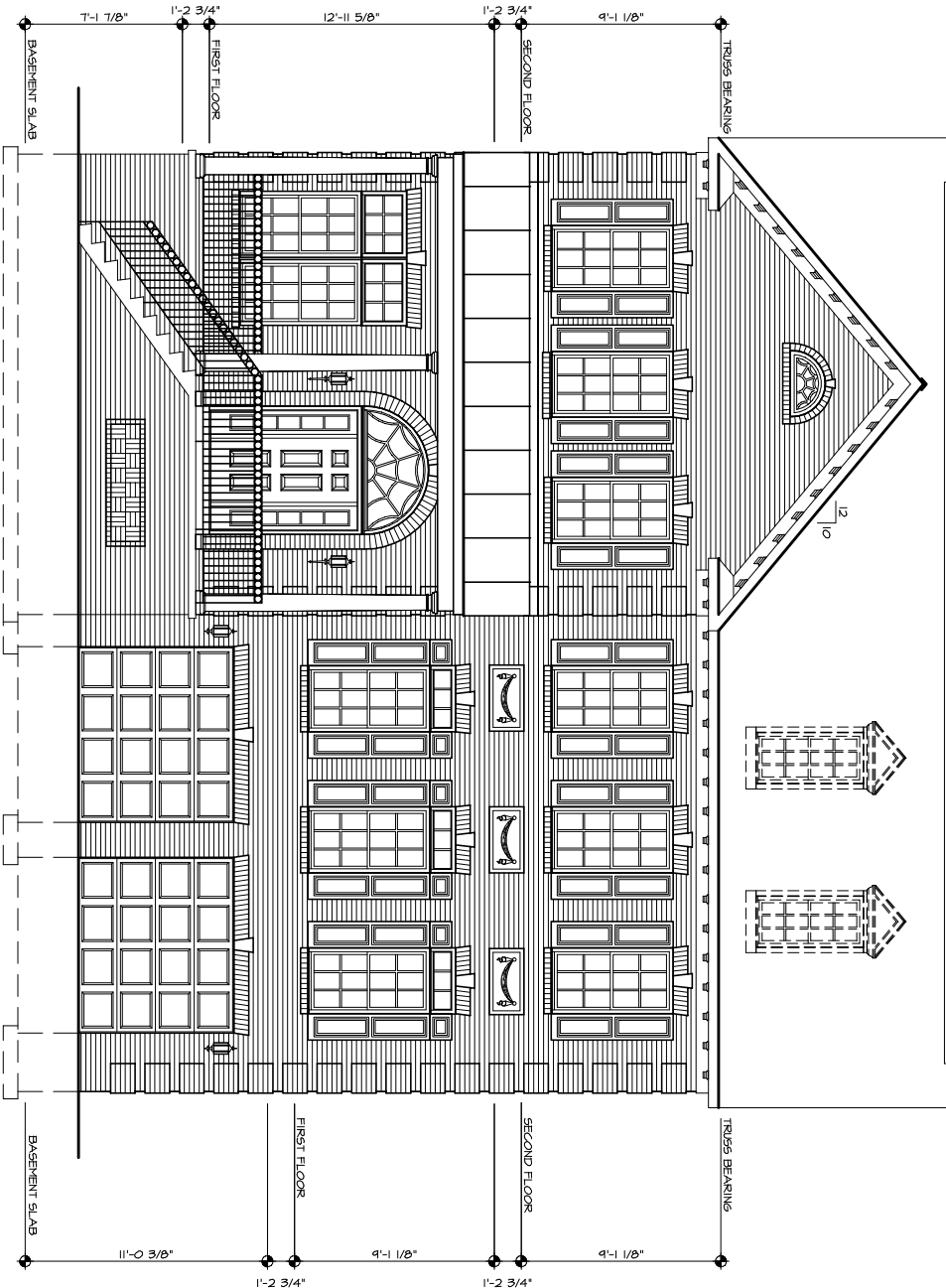
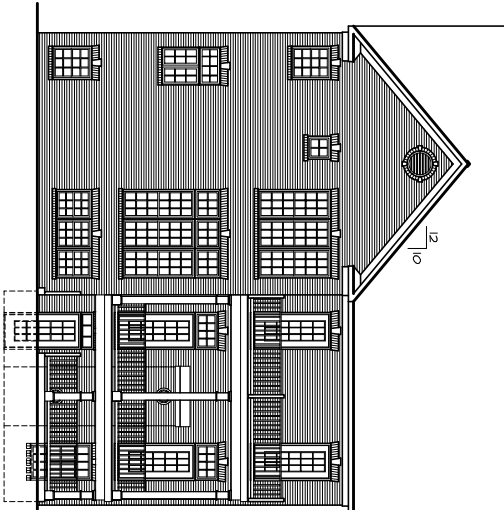
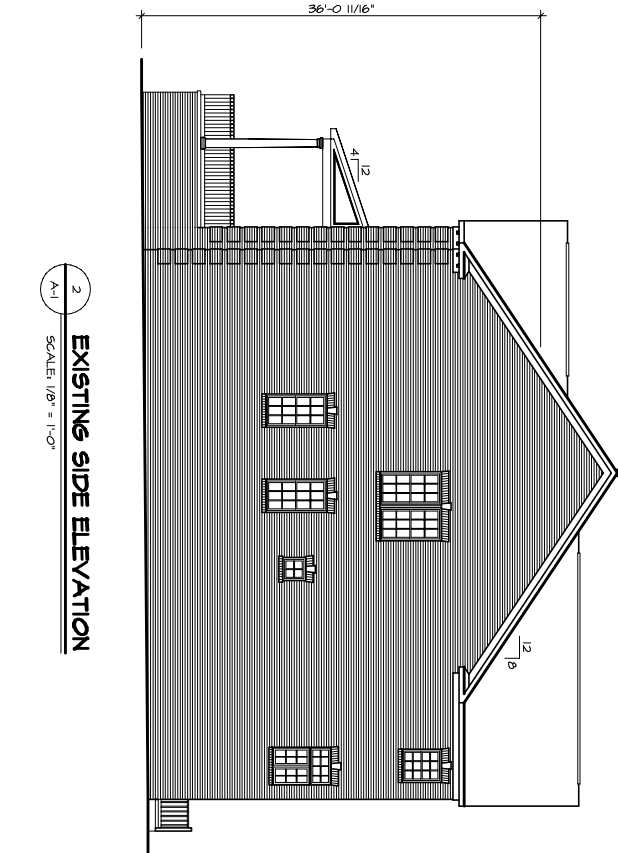
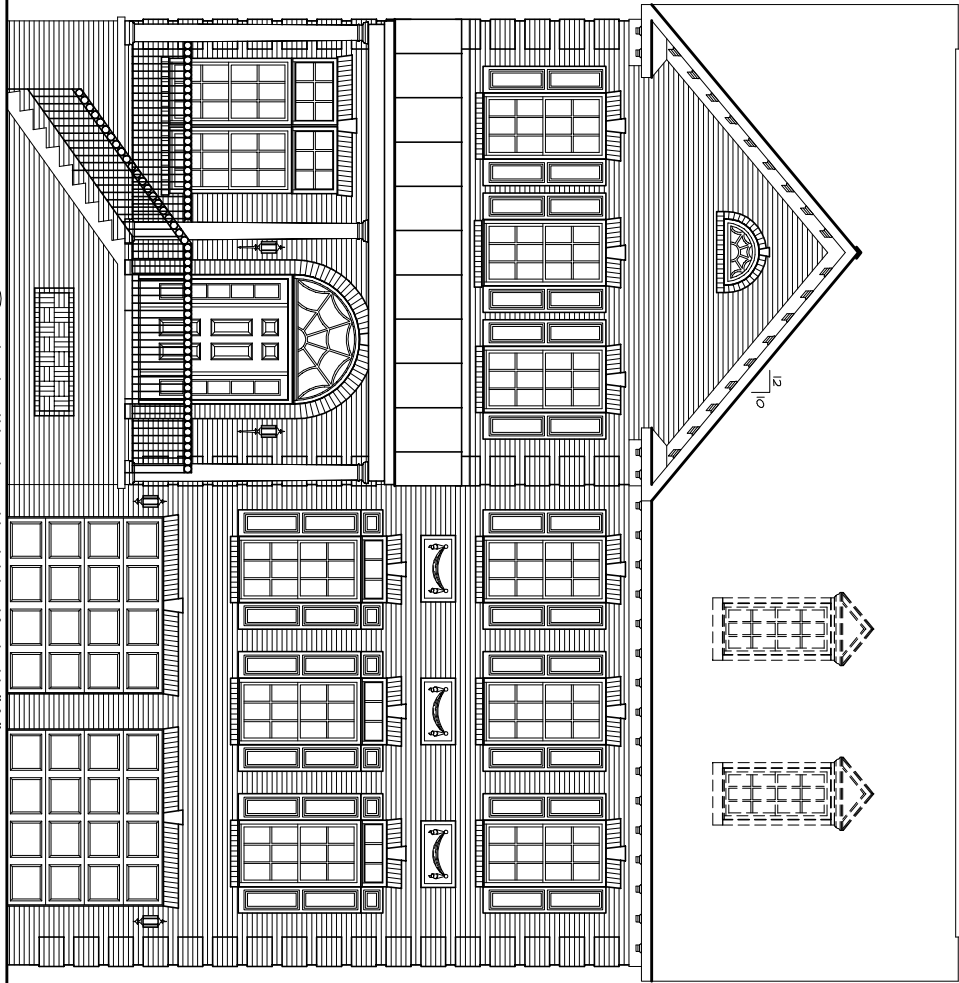
SCALE: 1/8" = 1'-0"

SHEET NO.	MODEL	SET NO.
A-1	JAMISON PLACE - CROWN POINT	VERSION
	DRAWING TITLE	DRAWN BY ELH
	ELEVATION "A" W/ 6/12 ROOF PITCH	DATE: 6-22-06
	OPTION DESCRIPTION	OPTION



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REV. NO.	DATE	REMARKS



SHEET NO. A-1	MODEL JAMISON PLACE - CROWN POINT	SET NO. VERSION
	DRAWING TITLE ELEVATION "A" W/ 6/12 ROOF PITCH	DRAWN BY ELH
	OPTION DESCRIPTION	DATE: 6-22-06 OPTION



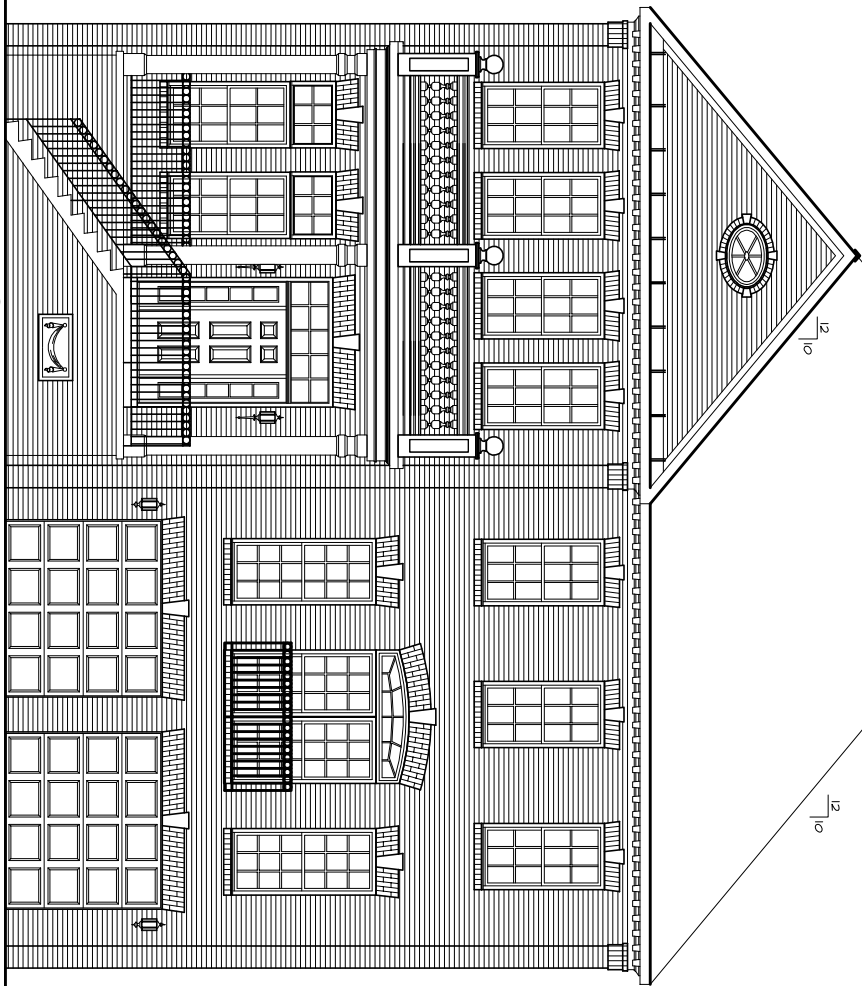
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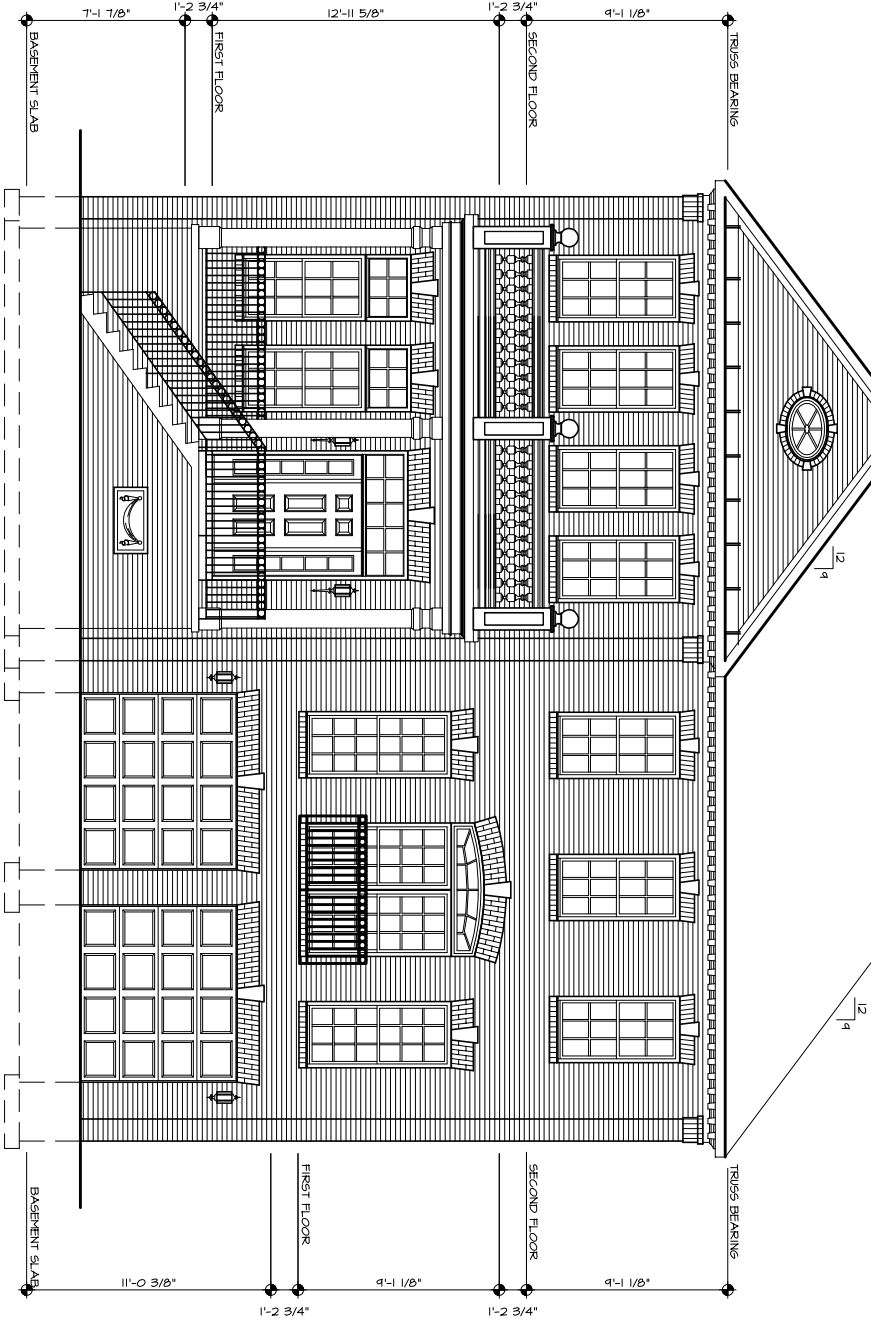
BY: _____

BY: _____

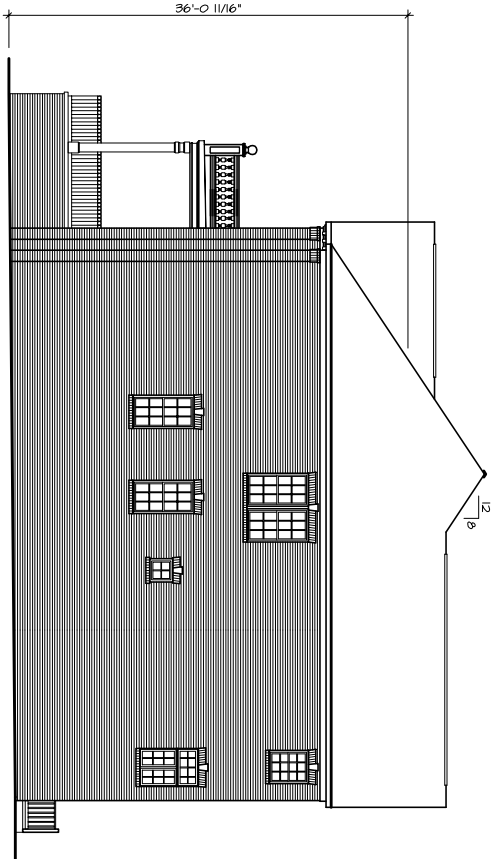
REV. NO.	DATE	REMARKS



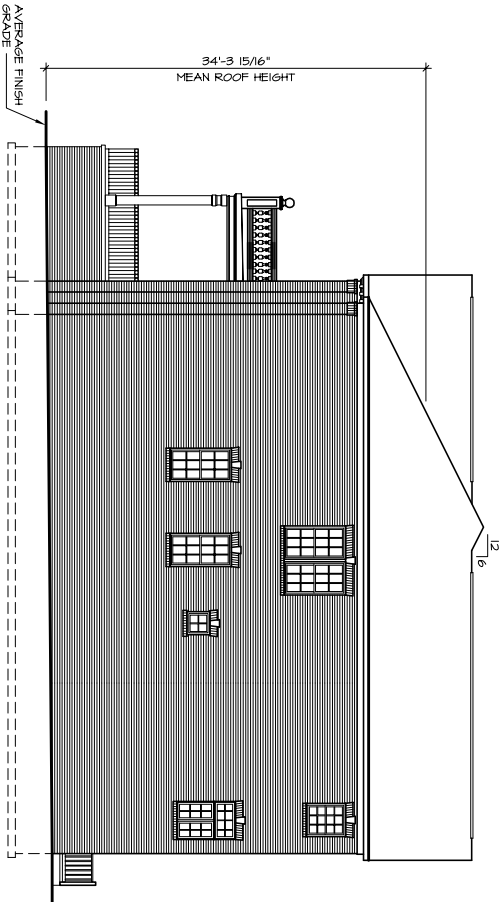
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EXISTING FRONT ELEVATION "C"
SCALE: 1/4" = 1'-0"



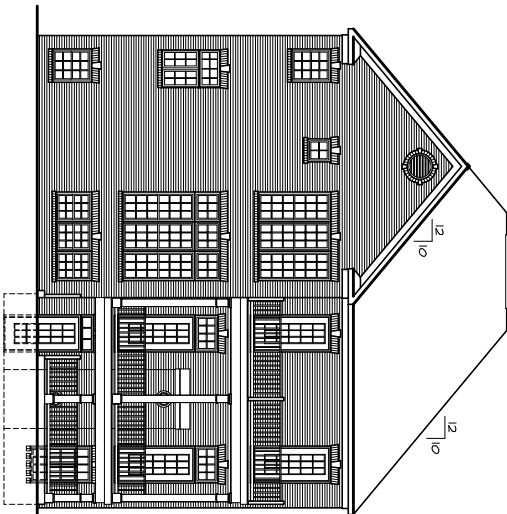
4
PROPOSED FRONT ELEVATION "C" W 6/12 ROOF PITCH
SCALE: 1/4" = 1'-0"



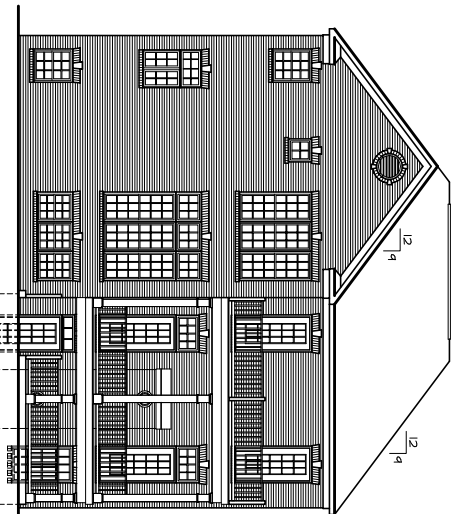
2
EXISTING SIDE ELEVATION
SCALE: 1/8" = 1'-0"



5
PROPOSED SIDE ELEVATION
SCALE: 1/8" = 1'-0"



3
EXISTING REAR ELEVATION
SCALE: 1/8" = 1'-0"



6
PROPOSED REAR ELEVATION
SCALE: 1/8" = 1'-0"

SHEET NO.	MODEL	SET NO.
A-1	JAMISON PLACE - CROWN POINTE	VERSION
	DRAWING TITLE	DRAWN BY ELH
	ELEVATION "C" W FRONT ENTRY GARAGE	DATE: 6-22-06
5	OPTION DESCRIPTION	OPTION



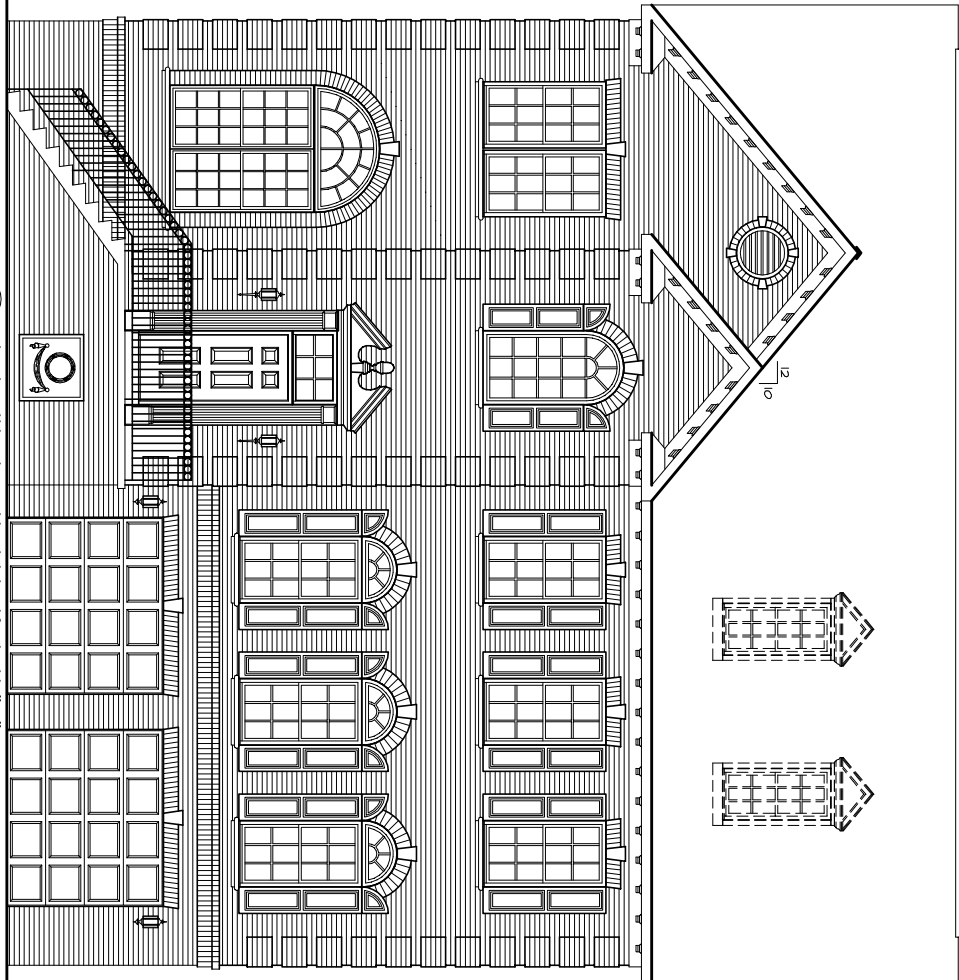
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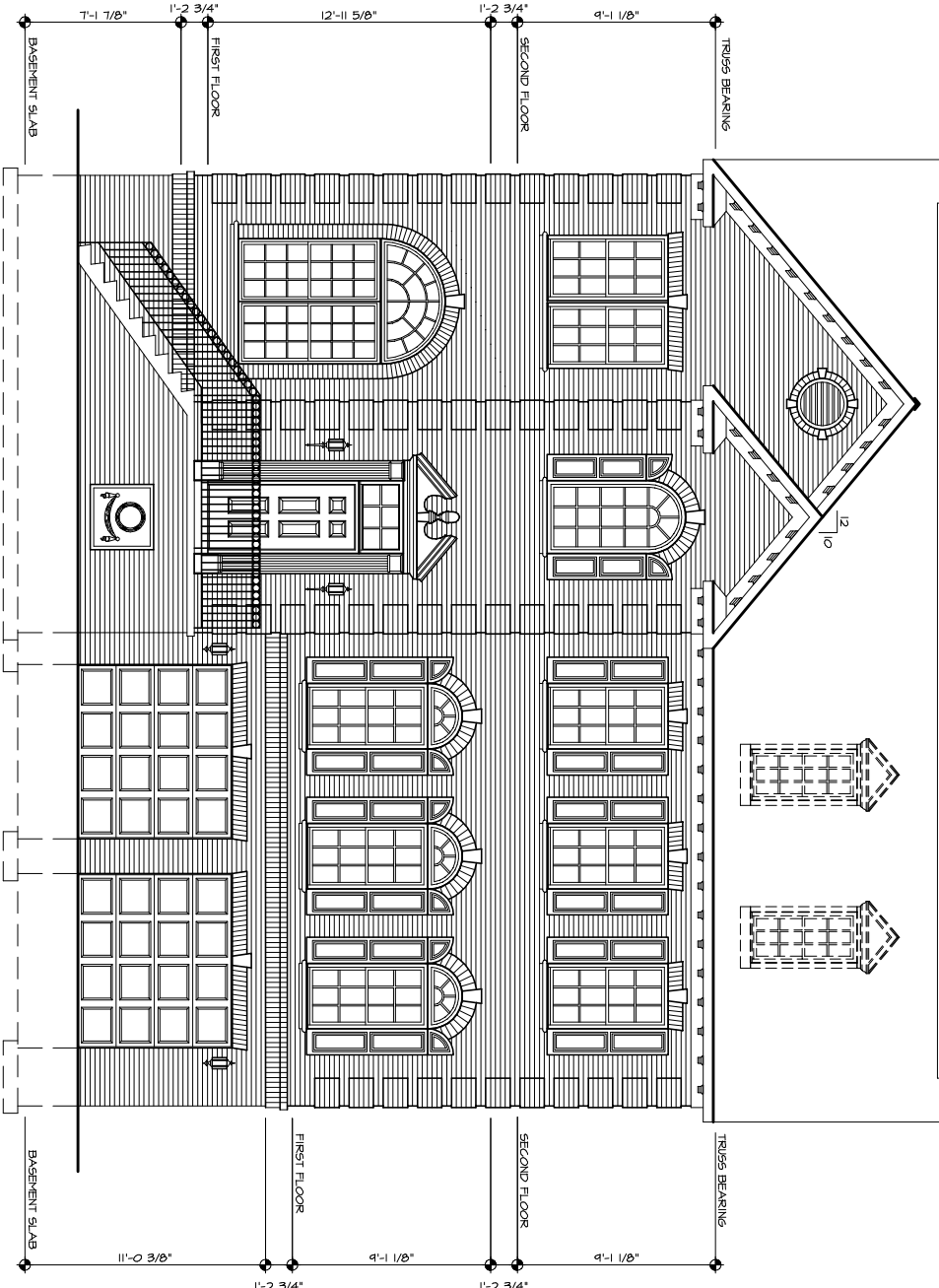
BY: _____

BY: _____

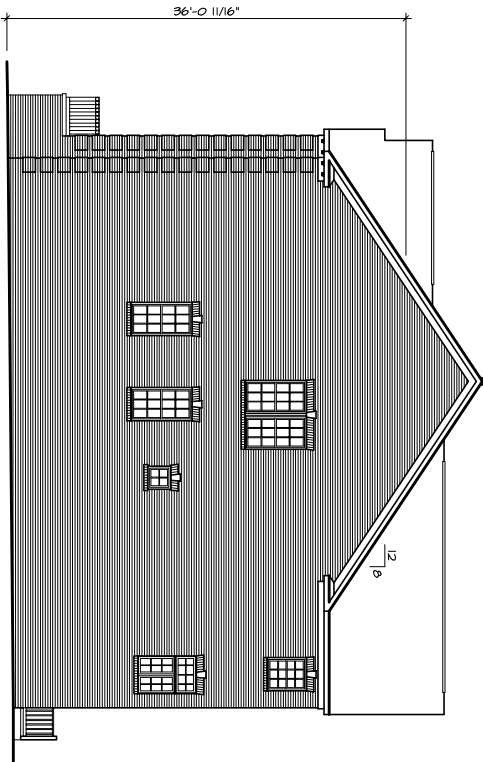
REV. NO.	DATE	REMARKS



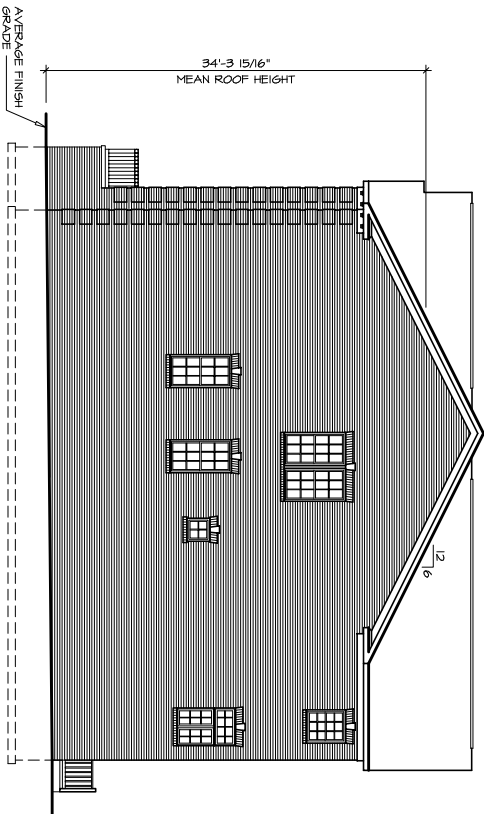
1
EXISTING FRONT ELEVATION "B"
SCALE: 1/4" = 1'-0"



4
PROPOSED FRONT ELEVATION "B" W 6/12 ROOF PITCH
SCALE: 1/4" = 1'-0"



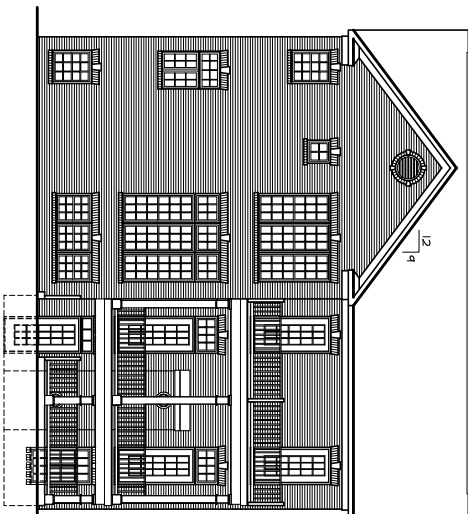
2
EXISTING SIDE ELEVATION
SCALE: 1/8" = 1'-0"



5
PROPOSED SIDE ELEVATION
SCALE: 1/8" = 1'-0"



3
EXISTING REAR ELEVATION
SCALE: 1/8" = 1'-0"



6
PROPOSED REAR ELEVATION
SCALE: 1/8" = 1'-0"

SHEET NO. A-1	MODEL JAMISON PLACE - CROWN POINTE	SET NO. VERSION
	DRAWING TITLE ELEVATION "B" W/ FRONT ENTRY GARAGE	DRAWN BY ELH
	OPTION DESCRIPTION	DATE: 6-22-06 OPTION
3		



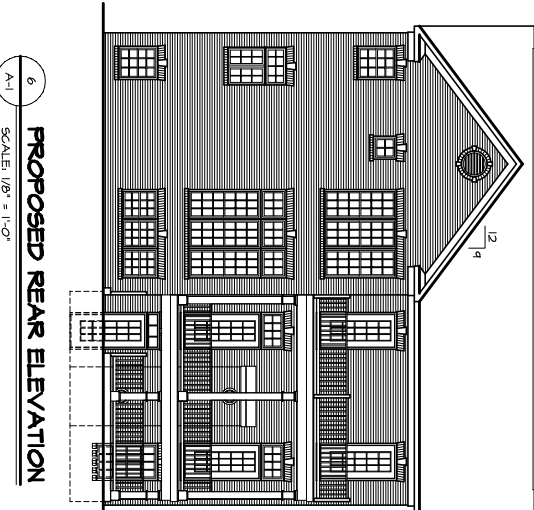
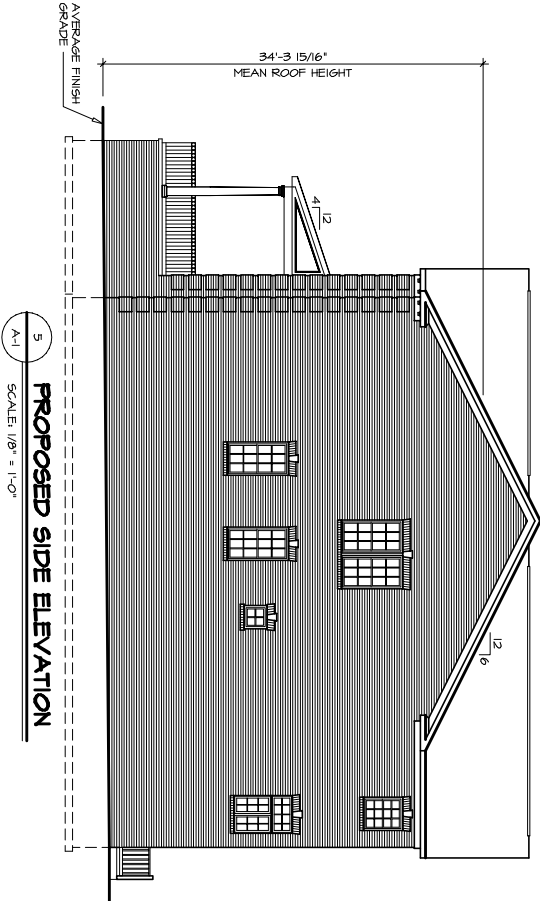
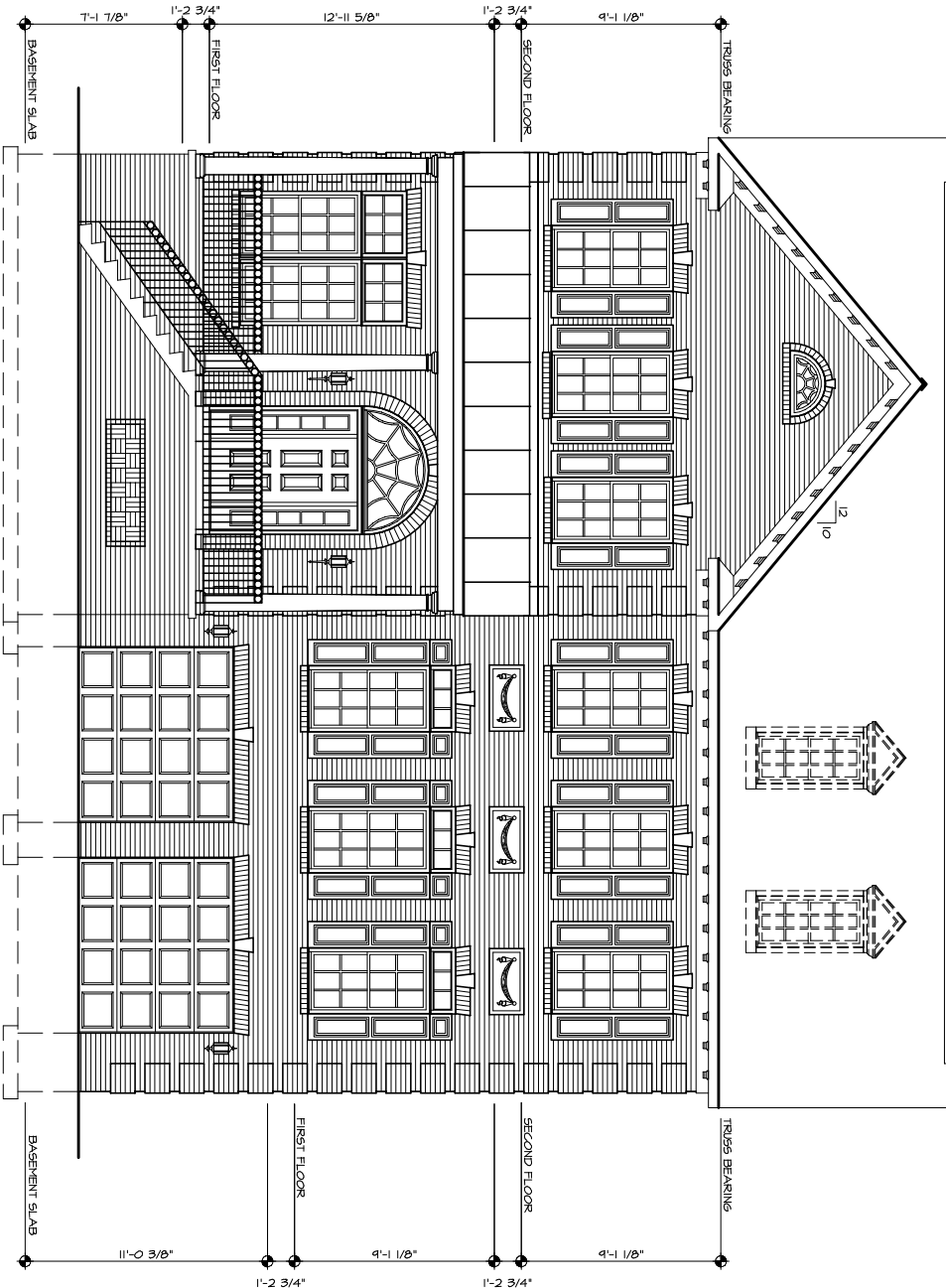
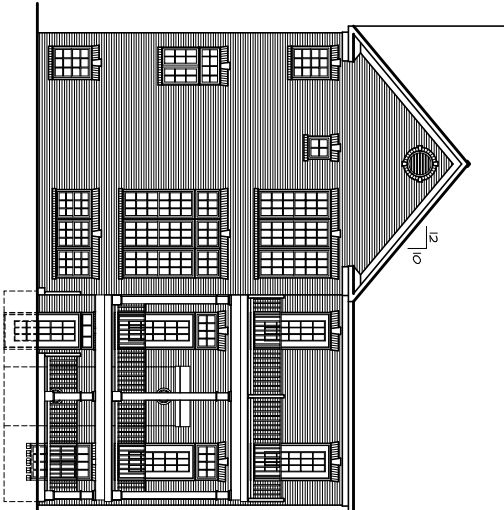
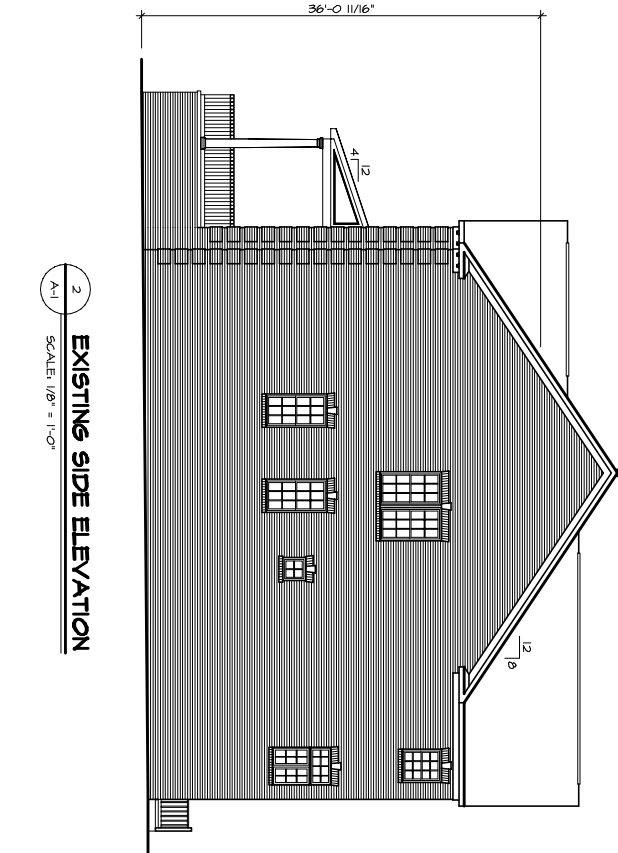
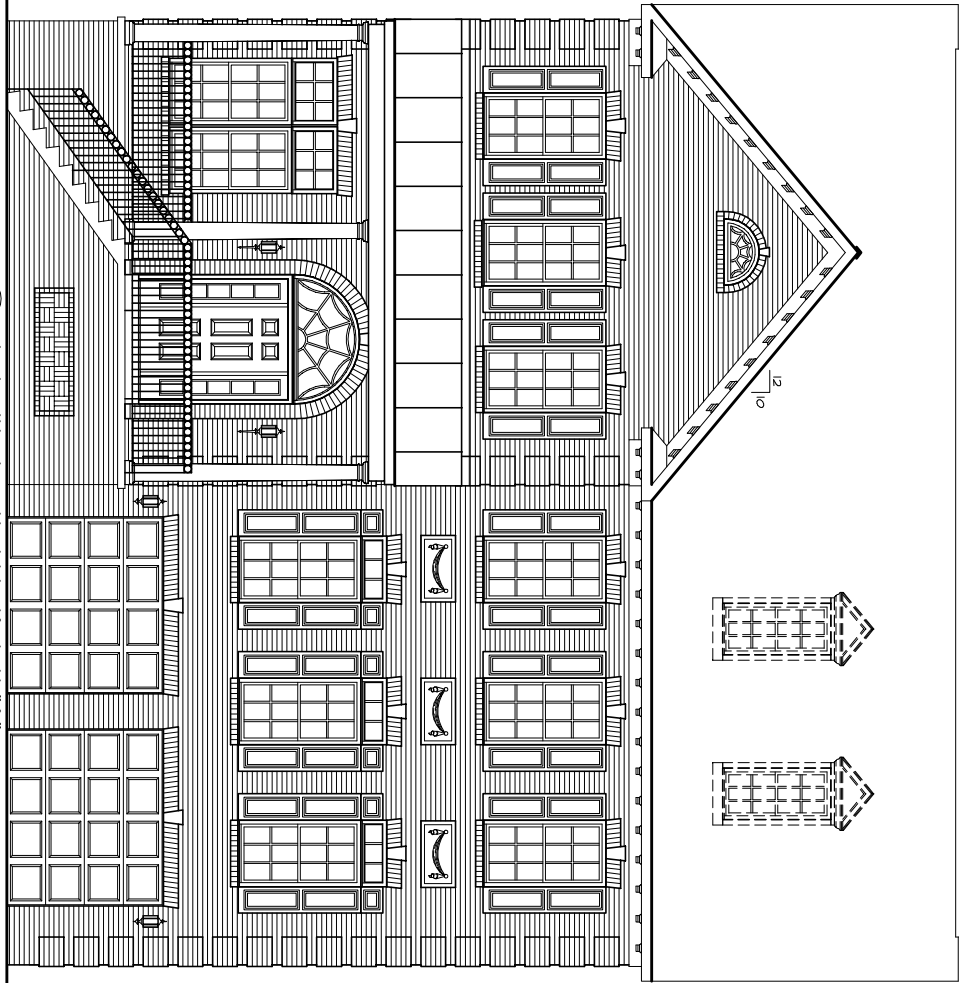
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BY: _____

BY: _____

REV. NO.	DATE	REMARKS



SHEET NO.	MODEL	SET NO.
A-1	JAMISON PLACE - CROWN POINT	VERSION
	DRAWING TITLE	DRAWN BY ELH
	ELEVATION "A" W/ FRONT ENTRY GARAGE	DATE: 6-22-06
	OPTION DESCRIPTION	OPTION

Ryan Homes

NVR, Inc.
Architectural Services
Architects
21 Byte Court, Suite A
Frederick, MD 21702

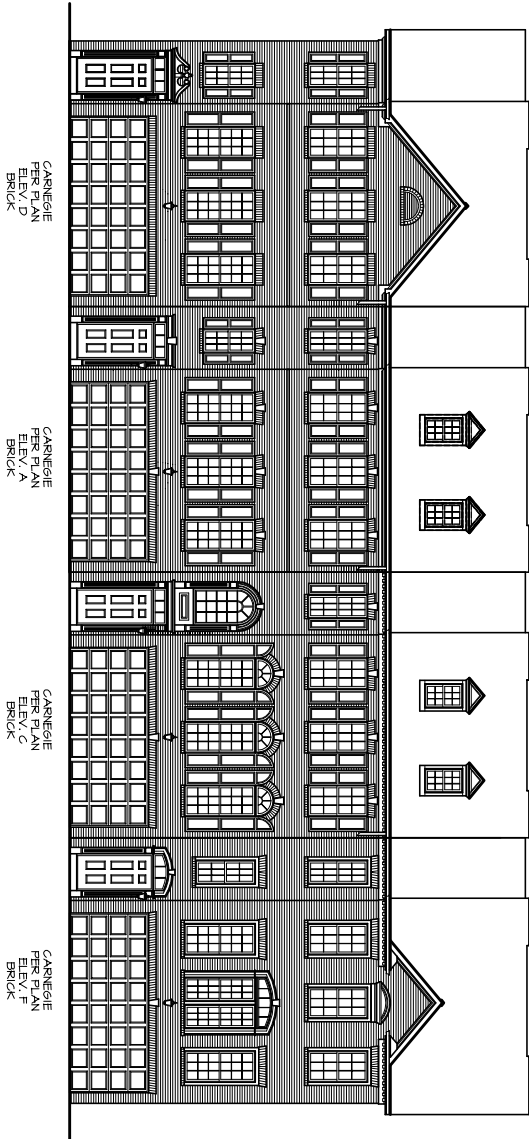
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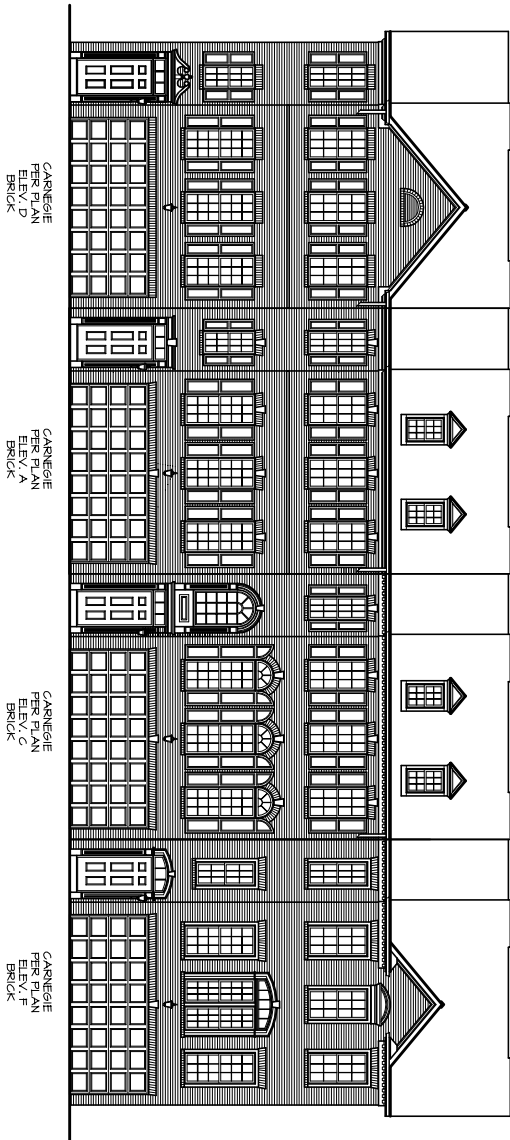
BY: _____

BY: _____

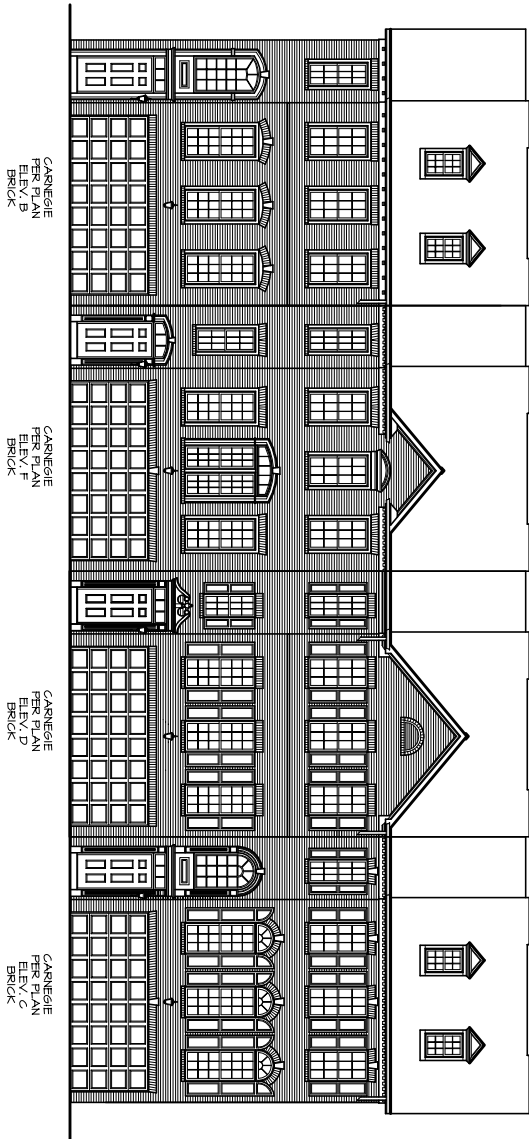
REV. NO.	DATE	REMARKS



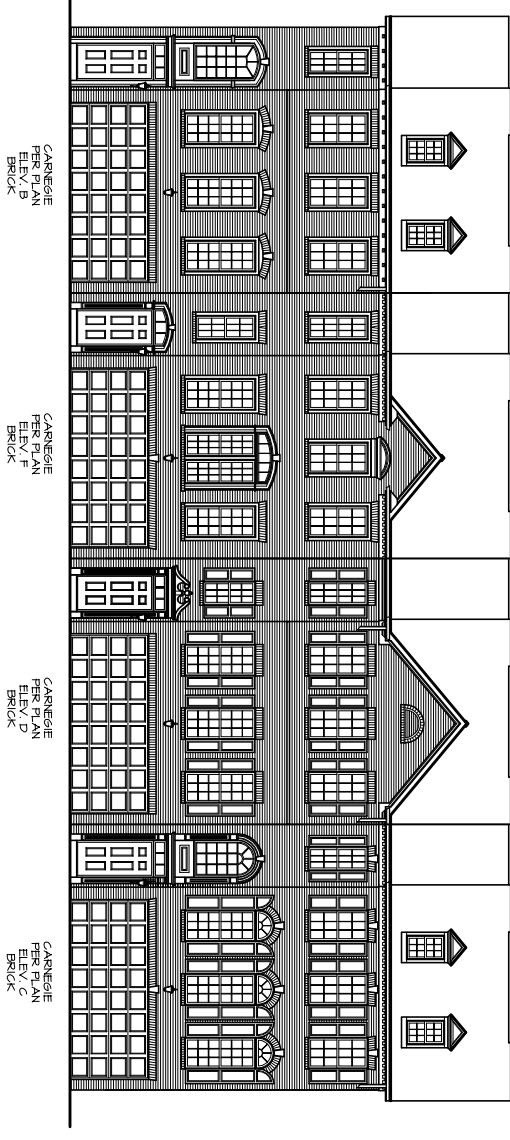
1
A-1
EXISTING 4 UNIT BUILDING
FRONT ELEVATION "A"
SCALE: 1/8" = 1'-0"



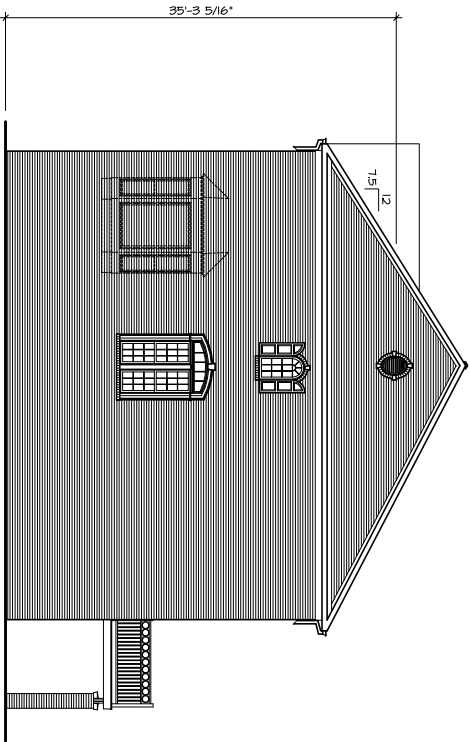
3
A-1
PROPOSED 4 UNIT BUILDING W/ 6/12 ROOF PITCH
FRONT ELEVATION "A"
SCALE: 1/8" = 1'-0"



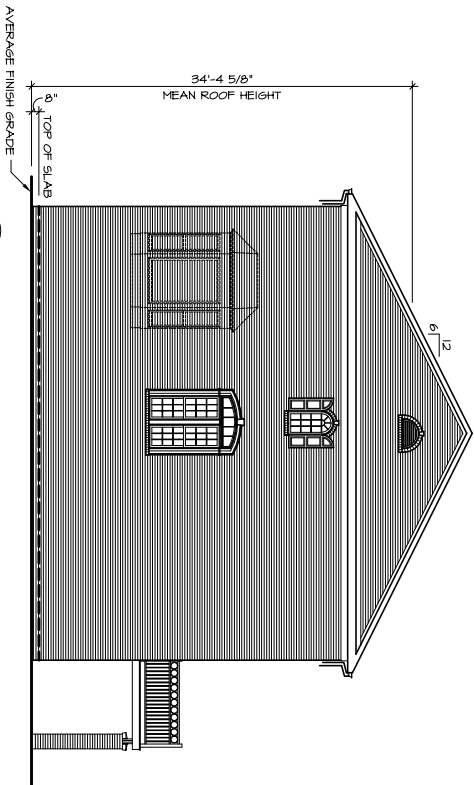
2
A-1
EXISTING 4 UNIT BUILDING
FRONT ELEVATION "B"
SCALE: 1/8" = 1'-0"



4
A-1
PROPOSED 4 UNIT BUILDING W/ 6/12 ROOF PITCH
FRONT ELEVATION "B"
SCALE: 1/8" = 1'-0"

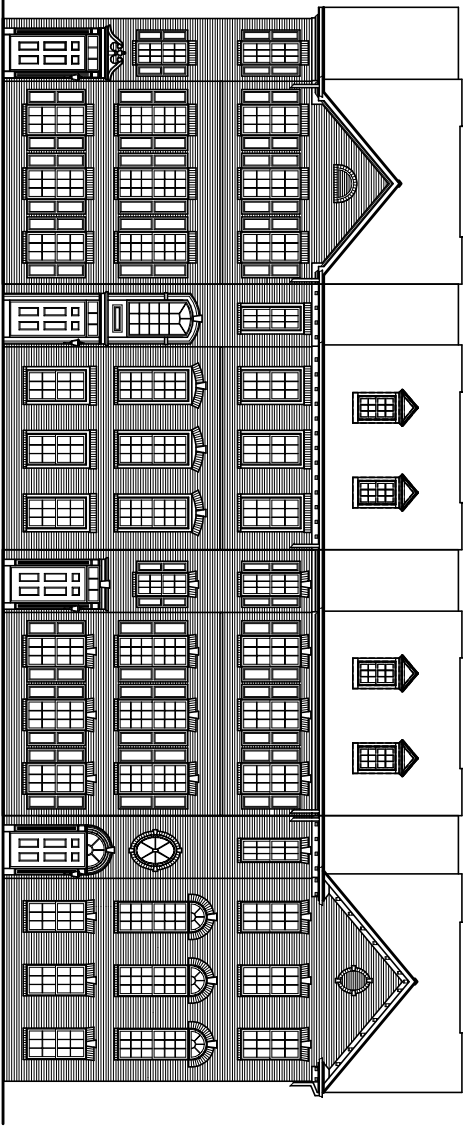


5
A-1
EXISTING RIGHT SIDE ELEVATION
SCALE: 1/8" = 1'-0"

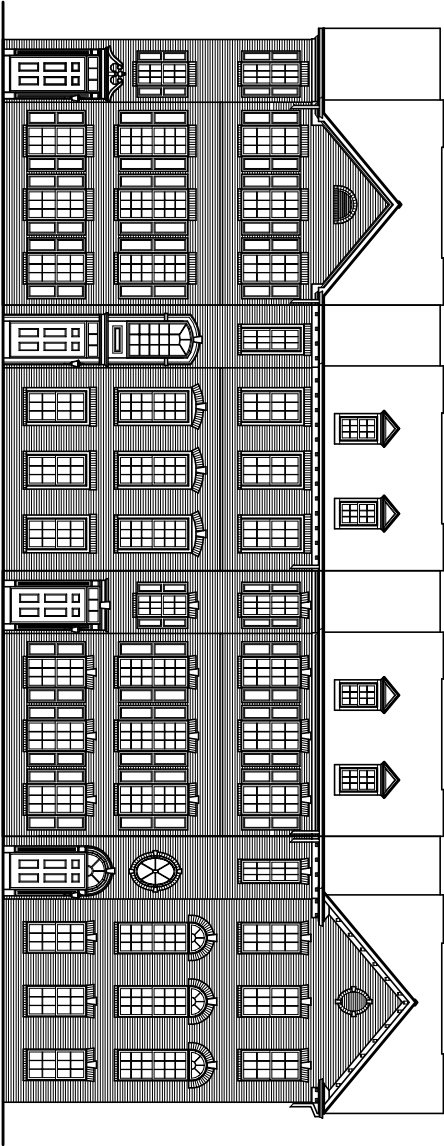


6
A-1
PROPOSED RIGHT SIDE ELEVATION
SCALE: 1/8" = 1'-0"

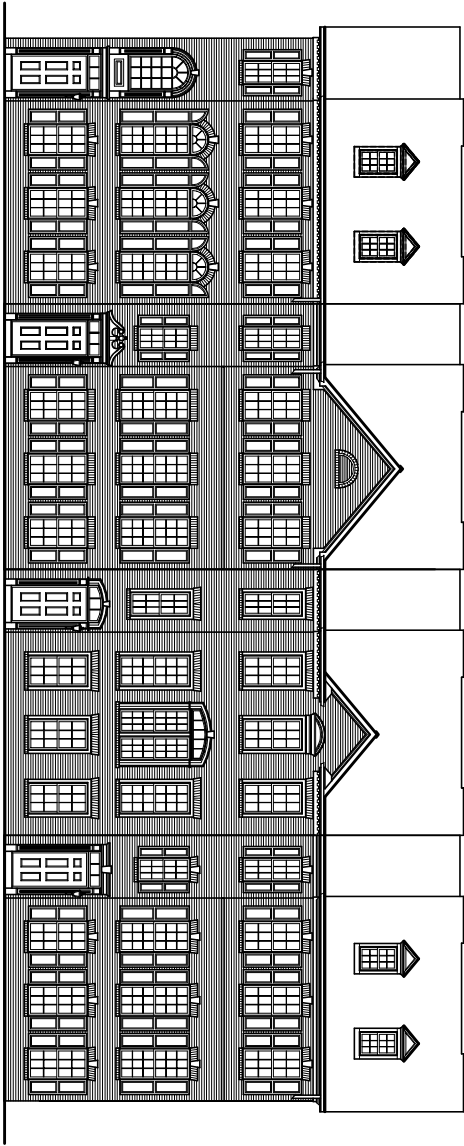
SHEET NO.		MODEL		SET NO.		REV. NO.		DATE		REMARKS	
A-1		CARNEGIE - CROWN POINT		VERSION							
		DRAWING TITLE		DRAWN BY ELH							
		4 UNIT BUILDING - BASEMENT ENTRY W/ FRONT ENTRY GARAGE		DATE: 7-11-06							
		OPTION DESCRIPTION		OPTION							
		</									



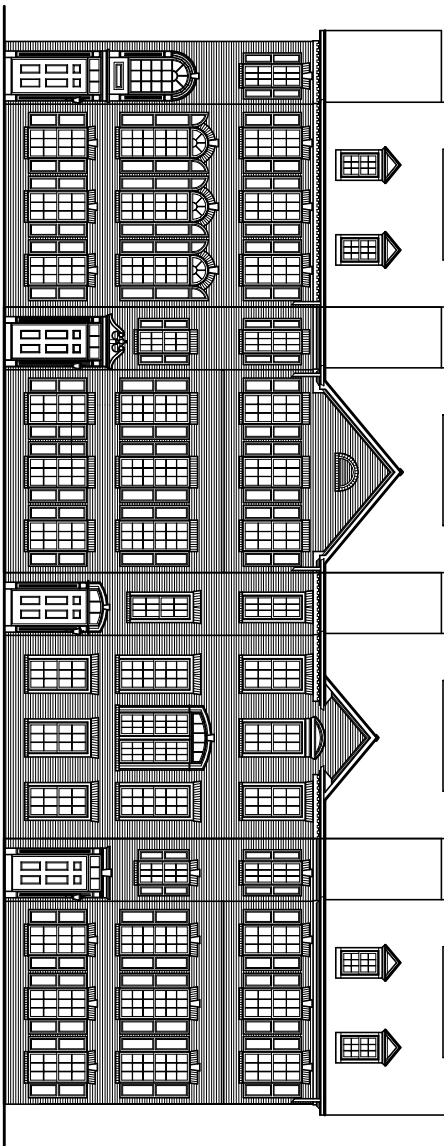
1
EXISTING 4 UNIT BUILDING
FRONT ELEVATION 'A'



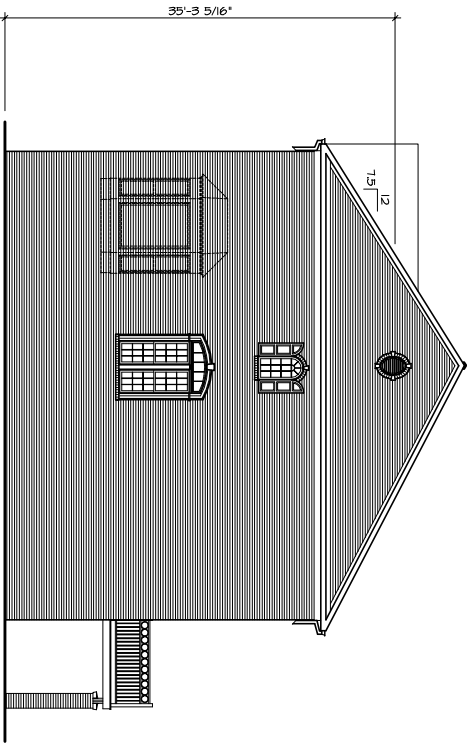
3
PROPOSED 4 UNIT BUILDING W/ 6/12 ROOF PITCH
FRONT ELEVATION 'A'



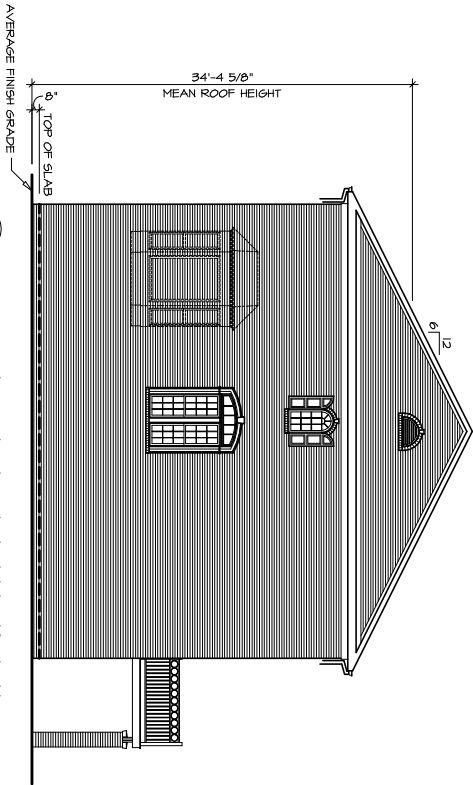
2
EXISTING 4 UNIT BUILDING
FRONT ELEVATION 'B'



4
PROPOSED 4 UNIT BUILDING W/ 6/12 ROOF PITCH
FRONT ELEVATION 'B'



5
EXISTING RIGHT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



6
PROPOSED RIGHT SIDE ELEVATION
SCALE: 1/8" = 1'-0"

SHEET NO.		MODEL		SET NO.		REV. NO.		DATE		REMARKS	
A-1		CARNegie		VERSION							
		DRAWING TITLE		DRAWN BY							
		4 UNIT BUILDING - BASEMENT ENTRY W/ REAR ENTRY GARAGE		ELH							
		OPTION DESCRIPTION		DATE: 7-11-06							
2				OPTION							

NVHomes

NVR, Inc.

Architectural Services

Architects

21 Byte Court, Suite A

Frederick, MD 21702

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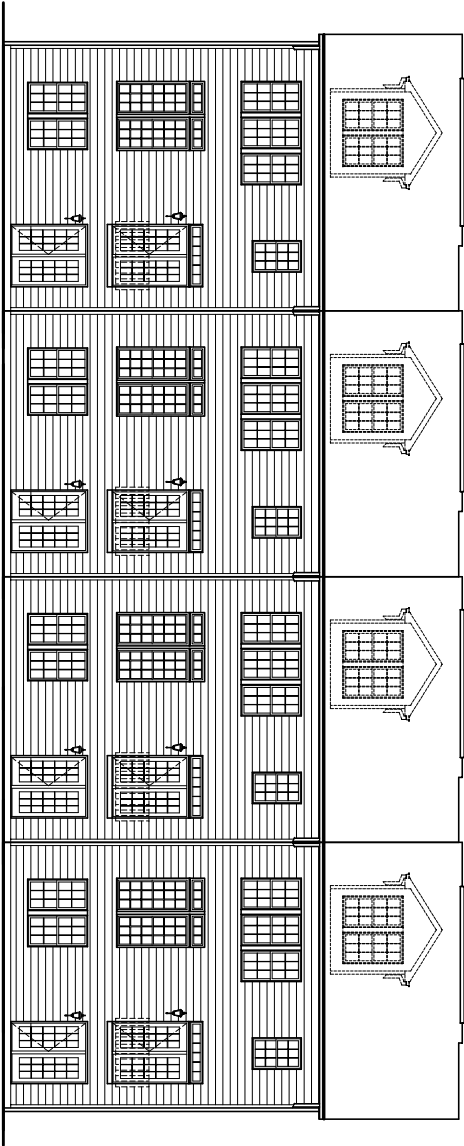
ISSUED FOR CONSTRUCTION

BY: _____

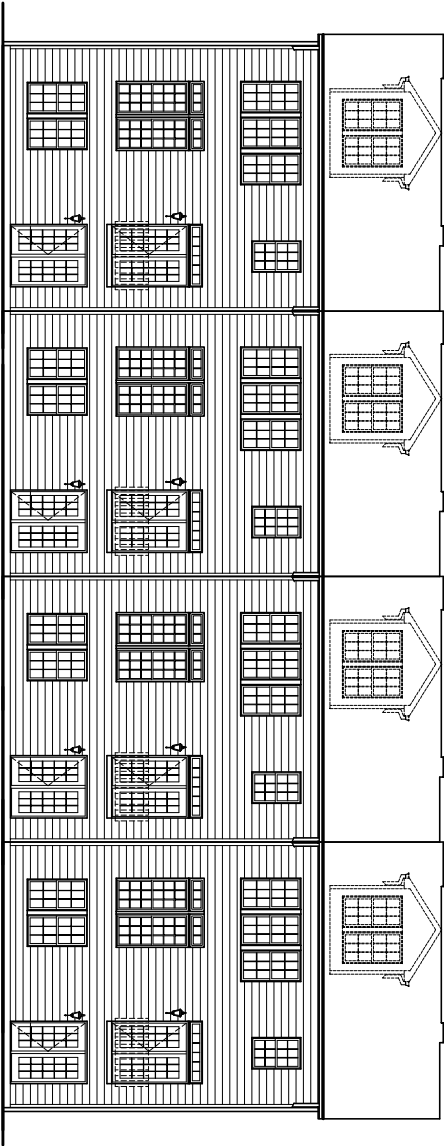
BY: _____

REV. NO.	DATE

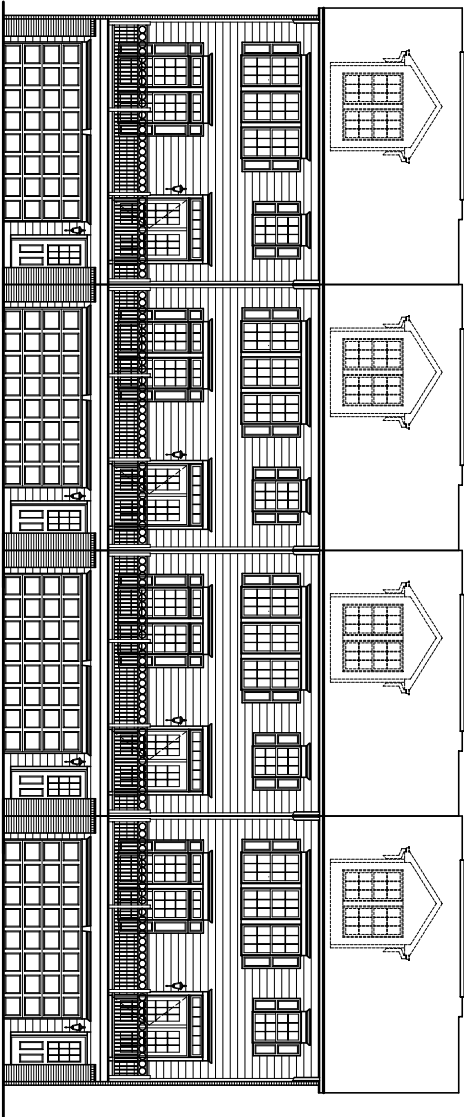
J:\Dwg\nv_cust\Division_projects\MDW\CROWN_POINT\ELEV.dwg 08/15/06 -- 8:56 am



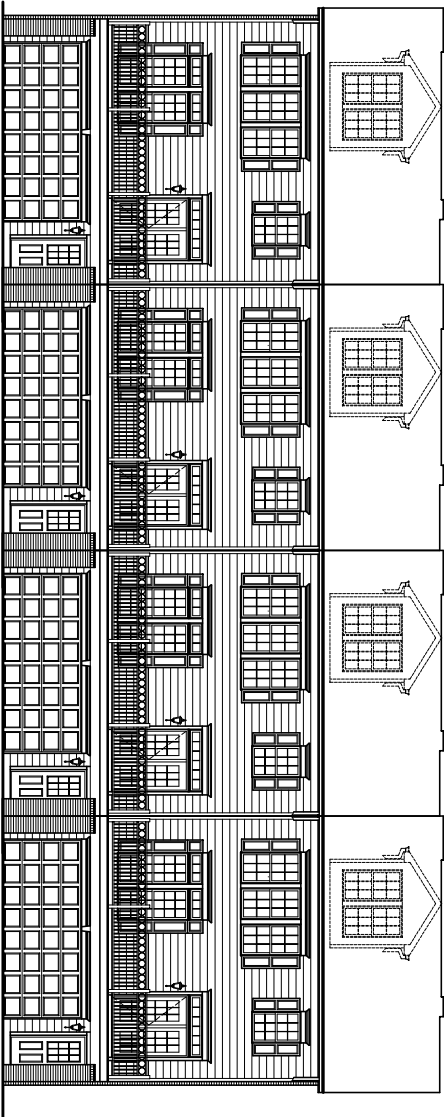
1
SCALE: 1/8" = 1'-0"
EXISTING REAR ELEVATION
FRONT ENTRY GARAGE




2
SCALE: 1/8" = 1'-0"
PROPOSED REAR ELEVATION
FRONT ENTRY GARAGE



1
SCALE: 1/8" = 1'-0"
EXISTING REAR ELEVATION
REAR ENTRY GARAGE



2
SCALE: 1/8" = 1'-0"
PROPOSED REAR ELEVATION
REAR ENTRY GARAGE

SHEET NO. A-1 3	MODEL CARNEGIE - CROWN POINT	SET NO. VERSION	 NVR, Inc. Architectural Services 21 Byte Court, Suite A Frederick, MD 21702	NVR, Inc. expressly reserves its common law copyright and other property rights in these plans. These plans are not to be reproduced, changed, or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the expressed written consent of NVR, Inc. ISSUED FOR CONSTRUCTION BY: _____ BY: _____	REV. NO. DATE	REMARKS
	DRAWING TITLE 4 UNIT BUILDING - REAR ELEVATIONS	DRAWN BY ELH				
	OPTION DESCRIPTION	DATE: 7-11-06 OPTION				